

From: ITUAH ABRAHAM aituah@aol.com
Subject: Plaintiff answers to Defendants interrogatories and production
of documents.

Date: May 2, 2023 at 1:51:30 PM

REC'D MAY - 3

To: ITUAH ABRAHAM aituah@aol.com, rbadet@badetlaw.com

Abraham Ituah (Plaintiff)

[419 W Godfrey Avenue](#)

[Philadelphia PA 19120](#)

[\(310\) 381-9858](#)

[Answers to be delivered via email and certified mail](#)

[Mr Michael Pfautz Esquire](#)

The attached answers and exhibits are plaintiff responses to the questions Defendants posed on discovery for plaintiff to address. Defendants should know or ought to know that plaintiff suffered and still suffering from their actions. Plaintiff has been on depression's medication as Defendants abused their authorities to caused plaintiff psychological emotional harms. With out a doubt Plaintiff attached exhibits revealed that there were no reasonable justification for Defendants actions that causes plaintiff in reparable harms before now and beyond. Defendants action certainly violated plaintiff constitutional right under section 1983 that provides a remedy to persons who have been deprived of their federal constitutional rights under color of state law. The element of claim are met overwhelmingly by a preponderance of evidence presented as exhibits: (A) Defendants acted under color of state law (B) while acting under color of state law, defendants deprived plaintiff of a federal constitutional right. Plaintiff exhibits attached to Plaintiff answers evidently revealed that there was no reasonableness for the defendants actions. Plaintiff efforts to prevent the demolition of the property failed because Defendant ignored Plaintiff appeal filed for the higher court review of the judgment granting demolition. Instead Defendants contracted and granted permit to demolished plaintiff property 8 days after the lower court order was granted.

Best Regards,

Abraham Ituah

PLAINTIFF

Date: *May 3, 2023*

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF
PENNSYLVANIA

ABRHAM ITUAH,
Plaintiff,

v.

: Case Number
: 19-cv-5088
CITY OF PHILADELPHIA, et al. :
Defendants. :
:

PLAINTIFF RESPONSE TO DEFENDANTS' AMENDED FIRST SET OF
INTEROGATORIES AND PRODUCTION OF DOCUMENTS

Pursuant to Rules 26 and 33 of the Federal Rules of Civil Procedure and Local Rule 26.1, Defendants, by and through its undersigned counsel, requests that Plaintiff serve upon the undersigned counsel answers under oath to each of the following interrogatories within thirty (30) days of service of these interrogatories.

DEFINITIONS

The following definitions shall apply to these interrogatories:

1. The words and phrases used in these interrogatories shall have the meanings ascribed to them under the Federal Rules of Civil Procedure and the Local Rules of the United States District Court for the Eastern District of Pennsylvania. In addition, the following terms shall have the meanings set forth below:
2. "Action" or "Amended Complaint" refers to the Amended Complaint in the above-captioned matter, filed by Plaintiff on October 8, 2020.
3. "Communication" refers to the transmittal of information in the form of facts, ideas, inquiries, or otherwise, whether written or oral, including, but not limited to, interviews, conferences, conversations, discussions, meetings, contracts, agreements, letters, memoranda, reports, emails, or facsimiles. The term "communication" further includes any transmittal of information on any and all social media platforms and applications, including, but not limited to, Facebook, Twitter, Google+, WhatsApp, Signal, or any internet forum or blog.
4. "Document" has the same meaning as that in Rule 34 of the Federal Rules of Civil

Procedure, and thus is used in the broadest, most comprehensive sense. It refers to the original and each and every non-identical copy of all writings of every kind, including, but not limited to, bulletins, calendar or diary entries, charts, claims and reimbursement data, contracts, computer files, computer print outs, directives, drafts, electronic mail and electronically stored information and metadata, expense records, meeting minutes, and all other data compilations from which information can be obtained in reasonably usable forms.

5. "Including" means "including but not limited to."

6. "Person," as used herein, refers to all individuals and entities, including, without limitation, any business or governmental entity or association.

7. "Reflecting," "referring," and/or "relating," as used herein, shall be interpreted broadly, including by both explicit and implicit reference, to mean (without limitation) "defining," "discussing," "containing," "construing," "concerning," "constituting," "embodying," "pertaining," stating," "supporting," "dealing with," or "prepared as a result of."

8. "Plaintiff," "Ituah," "You," or "Your," as used herein, refers to Plaintiff Abraham Ituah and includes his representatives, agents, and all other persons or entities acting or purporting to act on his behalf.

9. "Defendants" refers to Defendants Pamela Thurmond, Brendan Philbin, and Joseph Carroll.

10. "The City of Philadelphia" or the "City" refers to a political subdivision of the Commonwealth of Pennsylvania, and includes its representatives, agents, and all persons or entities acting or purporting to act on its behalf.

11. The "Property" refers to a parcel located at 508 West Tabor St referenced in paragraph 4 of the Amended Complaint.

INSTRUCTIONS

1. Each interrogatory is to be answered fully based on information in your possession, custody, or control, or in the possession, custody, or control of your representatives, agents, or attorneys.

2. If you object to any interrogatory or any portion of an interrogatory on the ground that the answer reflects or would reveal the substance of a privileged communication, identify:

a. b. c.

d.

e. f.

g. h.

the nature of the privilege claimed;

the person who made the communication, whether oral or in writing;

if the communication was oral, all persons present while the communication was made;

if the communication was written, the author, addressees, and any other recipients;

the relationship of the author of the communication to each recipient;

the relationship of the persons present to the person who made the communication;

the date and place of the communication; and

the general subject matter of the communication.

3. Unless otherwise specified in any of the interrogatories below, these interrogatories

cover the time period from January 1, 2018 through and including the present.

4. Answers to these interrogatories shall be served upon the undersigned attorney via email within thirty (30) days of service of these interrogatories.

5. These interrogatories are continuing in nature. If you receive or otherwise become aware of information responsive to any interrogatory after you have served your answers to these interrogatories, you must promptly supplement your answers to these interrogatories to provide such information, as required by Federal Rule of Civil Procedure 26(e).

INTERROGATORIES

1. For each "bill" referenced in paragraph 5 of the Amended Complaint that you contend is inaccurate, explain what you contend is inaccurate.

ANSWER: See the exhibits marked As as well as all exhibits attached to Plaintiff complaint and Amended complaint. Plaintiff sold 8 properties from 2019 to payoff the City of Philadelphia over stated bills and harassments claims. The first, 5 of the properties were sold and settled in 2019 by title agent Mike Riley of Statewide Abstract. About \$143,000 was withheld to settle all outstanding judgements, tax, water liens, interest, penalties and other charges that shows up on the title's reports. Usually, all liens on the report were paid from the sales amount before plaintiff receives any proceeds from the settlement. After Plaintiff property was demolished.

Defendants issued 8 orders to sell free and clear because the payment plaintiff paid were not properly credited. See Exhibits B1. On 2020, 2021, and 2022, Plaintiff received unpaid bill statements and noticed that most of the payments withheld for payment by the title agent were not credited and 2 other of Plaintiff properties were listed to be sold free and clear. Most of the claims stated on the petition granted to be sold were paid at settlements when plaintiff 5 properties were settled. For this reason, I called Steven Wakefield and Ms Pamela Thurmond colleagues, the tax Attorney listed on the docket to discuss the problem of the title agent failure to respond to plaintiff request to credit the account or provide canceled checks to show that all money withheld at settlements were accurately credited. Otherwise, the said claims on the 2 properties would have been updated as paid. Mr Steven Wakefield hanged up the phone on Plaintiff and obtained zoom judgment to sell plaintiff property at 4021 Neilson Street and 4624 N 12th Street based on petitions and order filed in 2019 before plaintiff 5 properties settlements were made. Under normal circumstances, most of the liens, and judgments on the claims should be part of the money withheld by the title agent Mike. Mr. Wakefield did nothing to asked for the money withheld by the agent instead Mr Steven Wakefield proudly warned plaintiff to desist from discussing about his predecessor, Cynthia Stavrakis and eventually connived with the title agent to request from the court a sanction against plaintiff on his response to plaintiff motion to open judgment. Mr Steven Wakefield refused to reconcile the account from the 5 settlement statements plaintiff attached to the motion to open judgment. Mr Steven Wakefield actions has been unfair and frustrating. He has been very unfriendly as the email Plaintiff received from him shows. See B2 exhibits of his emails attached.

2. For each verbal communication you had with Defendant Pamela Thurmond or any other City employee that you contend supports your claim of retaliation by Pamela Thurmond, identify the date, time, and place of the communication and describe the substance of the conversation.

ANSWER: As stated on plaintiff above answer. Mr Steven Wakefield in 2022 obtained judgment to sell plaintiff properties free and clear without due diligence to verify whether or not the claims on the petition was paid before obtaining default degree via zoom court hearing. Likewise, Steven previously warned plaintiff not to discuss about plaintiff house located at 3843 fairmount Avenue sold by his predecessor.

Steven Wakefield action was definitely retaliation knowing that plaintiff constantly referenced Cynthia Stavrakis his predecessor. See exhibits B referenced in plaintiff answer no 1. Plaintiff believed Defendants collectively planning to foreclose in all plaintiff properties as the exhibits attached shows inaccurate bills because all payments made to payoff yearly taxes were applied to pay interest, penalties and other fees leaving the principals unpaid. Ms Pamela Thurmond failed to address plaintiff concerns shared on the issue when plaintiff 3rd bankruptcy petition was active. The city staffs collectively retaliated against plaintiff together with Philbin and Mr Joseph Carrol. Mr Carrol the inspector issued eminently dangerous violation on December 27 2018 after Plaintiff New York bankruptcy petition was dismissed on December 11 2018 knowing that 508 W Tabor Road Philadelphia property was no longer under active bankruptcy protection. Eventually, Plaintiff property was demolished. See exhibits A attached. On February 1 2023, Ms Pamela Thurmond office staffs working at the municipal building disgracefully asked security officers to escort plaintiff out of the office and they refused to provide service to plaintiff. This matter was reported to the state Attorney General's office for investigation and necessary action; the same manner plaintiff reported Stavrakis Cynthia and Zwolak James case. The state Attorney General office only advised plaintiff to meet with Mr Zwolak. He declined to meet with plaintiff.

3. Explain the factual basis for your contention in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "intentionally retaliated" against you "because [you] filed [for] bankruptcy in New York State and she was comp[ell]ed to personally attend all hearings."

ANSWER: Plaintiff filed New York bankruptcy petition and Mr Pamela Thurmond asked plaintiff to have the hearing over the phone. Plaintiff objected because it was difficult for Plaintiff to do so. Ms Thurmond actions changed anytime Plaintiff request to discuss some of the accounts. Eventually the bankruptcy was dismissed On December 11 2018 and Ms Thurmond knew the property under bankruptcy protection were no longer active and Mr Philbin filed complaint on 1/3/2018 to the court to authorized the demolition. The court granted Mr Philbin request and denied plaintiff request for 10 days to provide the report of the inspector plaintiff hired to conduct the building inspection. Dr Alex Rong, a structural Engineer and the president of AR Engineers completed the inspection on Jan 2 2018 and gave plaintiff

report after the court hearing. See the report marked exhibit A3. Plaintiff appeal which ought to stop the demolition. Plaintiff contacted the insurance company and obtained estimates from city approved contractor and pleaded that Mr Philbin should allow him to fixed the problem before court hearing. Mr Philbin refused and ignored plaintiff appeal after the court hearing. Mr Philbin Immediately completed the Demolition process. The House was permitted to be demolished on 1/11/2019. See the exhibit makes A4 attached.

4. Explain the factual basis for your contention in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "engineered inaccurate bills collections".

ANSWER: The statement of claims presented to bankruptcy court by Pamela Thurmond were inaccurate bills created by Sanchez and other staffs working directly with Ms Thurmond. Plaintiff attached herewith some the bills inaccurately collected and some payments received not credited all the efforts for the Defendants to keep Plaintiff in debt with the city and possibly foreclosed on my remaining property like Steve Wakefield attempted to do by obtaining default degree via court hearing.

Plaintiff appealed the degree as default judgment the conclusion is pending at the superior court. See the exhibits marked Bs showing incredible account statements for your perusal and considerations

5. Explain the factual basis for your contention in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "encouraged the licensing units to demolish Plaintiff building."

ANSWER: As already discussed above. Ms Pamela Thurmond as the bankruptcy attorney confirmed the status of plaintiff property with the bankruptcy court.

Therefore, License and inspection demolition section must have heard from Pamela that Plaintiff property was no longer under bankruptcy protection since the complaint was dismissed on December 11 2018 as marked on Exhibit marked A1 and eminently dangerous violation was issued on December 27 2018 marked A2 attached.

6. Explain the factual basis for your contention in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "recently pressed the bankruptcy court to dismiss Plaintiff bankruptcy."

ANSWER: See the exhibits copy of plaintiff 3rd bankruptcy petition paper showing that the petition was filed on January 2020 and dismissed on September 2020. Ms

Pamela Thurmond filed motion to dismiss plaintiff bankruptcy petition and plaintiff Attorney failed to oppose the motion because they connived to defraud plaintiff of \$10500. Plaintiff objections not to pay the amount but was denied by the presiding bankruptcy Judge because Pamela Thurmond testified that plaintiff Attorney earned the fee. That was the case, Covid prevented court hearings and demanding for such fee for 9 months ineffective representation was unfair. But Pamela made it possible for Plaintiff Attorney to collect the \$10500.

7. Describe each and every "inaccurate personal income tax claims" as alleged in paragraph 5 of the Amended Complaint.

ANSWER: See exhibits B3 of the recorded judgment based on agreement plaintiff signed under duress. Plaintiff was threatened to pay down payment of \$1555 and signed the agreement in order to get renter license renewed. Under normal circumstances plaintiff properties were under bankruptcy protection at the time but Pamela Thurmond did nothing to inform the section about plaintiff situation with the bankruptcy court. Recently, plaintiff paid over \$13000 as the city of Philadelphia demanded as full settlement and not credited. The records still have open as unpaid.

8. Explain the factual basis for your contention in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "intentionally presented to the bankruptcy court the assessed value of 33 S 53rd Street, Philadelphia for \$210,000 to deceive the bankruptcy Trustee." ANSWER: The claim Pamela Thurmond presented to the bankruptcy court referenced on your question was grossly inaccurate because the amount was not consistent with the city appraised assessed value of the property. See exhibits B presented to the bankruptcy court to request dismissal of my third bankruptcy petitions were inaccurate and the settlement amount withheld by settlement agent in 2019 were not reflected as liens already paid.

9. Explain in detail how the alleged retaliation by Pamela Thurmond has caused you damages in the amount of \$250,000 as alleged in paragraph 5 of the Amended Complaint.

ANSWER: See the exhibits marked A shows the date Plaintiff bankruptcy petition was finally dismissed on December 11 2018. On December 28, 2018 Defendants connived with Mr Philbin and Joseph to issue emergency dangerous violation to demolish plaintiff property knowing that Plaintiff property was no longer under bankruptcy

protection. Mr. Philbin illegally authorized demolition teams to completed the demolition plan and offered no opportunity to file preliminary injunction supposed to delivered at least 5 days before the day of hearing. The damages incurred as a result of the intentional demolition of plaintiff property as of the day plaintiff filed complaint was set at minimum damages of \$250000. Remember, Plaintiff property was legally licensed and rented 4 unit apartments and the property was generating monthly income of \$2100. For Plaintiff to suddenly lose such income was psychologically depressing and financially stressful.

10. For each and every action that you allege Pamela Thurmond took that was retaliatory toward you, describe the action and its date, time, and place.

ANSWER: On 2018, Plaintiff filed the 2nd bankruptcy petition in New York and Ms Pamela Thurmond was the city bankruptcy lawyer. Plaintiff filed the petition in attempt to recover the property located at 3843 Fairmont Avenue, Philadelphia the city of Philadelphia ex-lawyer Cynthia Stavrakis and James Zwolak sold without personal notification or services. They fraudulently obtained judgment from the court to sell plaintiff property free and clear. The court proceedings lasted from 22nd of April 2015 through 7th August 2015. Plaintiff property was dubiously sold on September 16, 2015 without plaintiff knowledge. There was no official publication and announcement from the sheriff department before the sale. It was evident that the buyer was a foreign investor from the same nationality with Cynthia who falsely claimed she sold plaintiff property in sheriff sale. Ultimately, Cynthia filed answers to defend the sale at the court as Plaintiff made attempt to set aside the sheriff sale and redeem the property. Eventually Plaintiff filed chapter 13 bankruptcy petition to save the property fraudulent sold. Mr Pamela Thurmond represented the city of Philadelphia at the bankruptcy court. From that point, retaliation treatment stated from the city of Philadelphia employees. Mr Pamela Thurmond did nothing to stop the city of Philadelphia's employees since plaintiff had the bankruptcy protection. The city staffs were aware of the direct accusations of Cynthia Stavrakis for the fraudulent sale of Plaintiff property after plaintiff filed appeal and bankruptcy petitions. Cynthia Stavrakis resigned to silenced the claim against her. Plaintiff contacted the State Attorney General's office to help but I was only advised to contact James Zwolak, Cynthia Stavrakis supervisor. James declined to meet with Plaintiff. Consequently, Plaintiff hoped the bankruptcy petition would yield positive

results. Ms Pamela Thurmond, the city bankruptcy representative was working with the tax and water bill staffs to create inaccurate accounts and allowed the city employees to continue legal proceedings and obtained judgments on the accounts already presented to the bankruptcy court as the debts plaintiff owed to the city. Plaintiff sold 5 properties and about \$143000 was withheld by the title agent to settle judgments, liens and bills while the bankruptcy was still active. In the same manner judgements referenced as CE-15-12-72-0658. CE-15-12-72-0875 and CE-15-10-72-0844 were renewed to thwart plaintiff ability to settle property located at 2507 N 19th street property. The title agent refused to release about \$19948.02 reported as liens against plaintiff name. In fact, the claim was not valid since the liens before 2019 were paid from the settlements made in 2019. Plaintiff wrote to Revenue department to ask the title agent release the funds withheld since June 24 2022 the property was settled. The city deliberately refused to do so. Plaintiff money is still with the title agent up till now. Ms Pamela Thurmond did nothing to supervise such payments received from the title agents, so as, to adjust the figures on the claims presented to the bankruptcy court in January 20 2020.

11. Identify any expert from whom You have obtained or plan to obtain a report for use in this Action.

ANSWER: see the exhibits A3 attached to this responses. The inspection information prepared by a Ph.D holder in structural Building Engineer completely disagreed with the action Mr Philbin took. Mr Philbin deserves to be reprimanded for abuse of authority and for testifying falsely to gain judgment to demolish plaintiff constitutionally protected property.



Abraham Ituah

419 W Godfrey Avenue,
Philadelphia
PLAINTIFF.

Date: May 2, 2023

CERTIFICATE OF SERVICE

I, Abraham Ituah, certify that on this date, I caused a true and correct copy of the foregoing to be served on the following via e-mail and mail:

TO:

Abraham Ituah

419 W. Godfrey Avenue Philadelphia, PA 19120 aituah@aol.com

ituahabraham@gmail.com Plaintiff pro se

Date: April 3, 2023

/s/ Michael Pfautz

Michael Pfautz

Deputy City Solicitor

Pa. Attorney ID No. 325323

City of Philadelphia Law Department 1515 Arch Street, 15th Floor Philadelphia, PA 19102

(215) 683-5233 Michael.Pfautz@phila.gov

Date: May 2, 2023.


Abraham Ituah
PLAINTIFF

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

ABRHAM ITUAH,	:	
Plaintiff,	:	
v.	:	
	:	Case Number
	:	19-cv-5088

CITY OF PHILADELPHIA, et al.
Defendants. :

PLAINTIFF ANSWERS TO DEFENDANTS' FIRST SET OF REQUESTS FOR PRODUCTION

Defendants hereby demand that the above-named Plaintiff provide responses to the following Requests for Production of Documents ("Requests") under oath within 30 days of service hereof, or at such time as may be agreed on by counsel or ordered by the Court, pursuant to the Fed. R. Civ. P. 26 and 34. These Requests are to be deemed continuing and shall require supplemental answers from time to time to the

extent required by the Federal Rules of Civil Procedure.

DEFINITIONS

1. The words and phrases used in these Requests shall have the meanings ascribed to them under the Federal Rules of Civil Procedure and the Local Rules of the United States District Court for the Eastern District of Pennsylvania. In addition, the following terms shall have the meanings set forth below:
2. "Action" or "Amended Complaint" refers to the Amended Complaint in the above-captioned matter, filed by Plaintiff on October 8, 2020.
3. "Communication" refers to the transmittal of information in the form of facts, ideas, inquiries, or otherwise, whether written or oral, including, but not limited to, interviews, conferences, conversations, discussions, meetings, contracts, agreements, letters, memoranda, reports, emails, or facsimiles. The term "communication" further includes any transmittal of information on any and all social media platforms and applications, including, but not limited to, Facebook, Twitter, Google+, WhatsApp, Signal, or any internet forum or blog.
4. "Document" has the same meaning as that in Rule 34 of the Federal Rules of Civil Procedure, and thus is used in the broadest, most comprehensive sense. It refers to the original and each and every non-identical copy of all writings of every kind, including, but not limited to, bulletins, calendar or diary entries, charts, claims and reimbursement data, contracts, computer files, computer print outs, directives, drafts, electronic mail and electronically stored information and metadata, expense records, meeting minutes, and all other data compilations from which information can be obtained in reasonably usable forms.
5. "Including" means "including but not limited to."
6. "Person," as used herein, refers to all individuals and entities, including, without limitation, any business or governmental entity or association.
7. "Reflecting," "referring," and/or "relating," as used herein, shall be interpreted broadly, including by both explicit and implicit reference, to mean (without limitation) "defining," "discussing," "containing," "construing," "concerning," "constituting," "embodying," "pertaining," "stating," "supporting," "dealing with," or "prepared as a result of."
8. "Plaintiff," "Ituah," "You," or "Your," as used herein, refers to Plaintiff Abraham Ituah and includes his representatives, agents, and all other persons or entities acting or

purporting to act on his behalf.

9. "Defendants" refers to Defendants Pamela Thurmond, Brendan Philbin, and Joseph Carroll.

10. "The City of Philadelphia" or the "City" refers to a political subdivision of the Commonwealth of Pennsylvania, and includes its representatives, agents, and all persons or entities acting or purporting to act on its behalf.

11. The "Property" refers to a parcel located at 508 West Tabor St. referenced in paragraph 4 of the Amended Complaint.

INSTRUCTIONS

1. Except where otherwise indicated, these Requests seek all documents created in, or in any way covering, in effect, or relating to the period from January 1, 2018 to the present.

2. Each Request for "all documents" includes any communications relating to the subject matter of the request.

3. These Requests seek all documents and information within your possession or control, as well as the possession or control of your attorneys, employees, agents, contractors, investigators, or representatives.

4. If any portion of any document is responsive to any Request, then the entire document must be produced in its entirety and without deletion, abbreviation, redaction, expurgation, or excisions, regardless whether you consider the entire document to be relevant or responsive to these Requests, including all cover letters and cover emails. Copies that differ in any respect from an original (because, by way of example only, handwritten or printed notations have been added) should be produced separately. If you have redacted any portion of a document, stamp the word "redacted" on each page of the document that you have redacted. Privileged redactions must be included in a privilege log; any non-privileged redactions must also be included in a log describing the basis for the redaction.

5. You should produce all electronically-stored documents in electronic, machine-readable, text-searchable form, with the integrity of the underlying electronically-stored information preserved, including but not limited to the original formatting, the metadata, and, where applicable, the revision history.

6. You should produce documents as they are kept in the usual course of business. Documents attached to each other should not be separated. Documents that are

segregated or separated from other documents, whether by inclusion in binders, file folders, or other containers, or by the use of dividers, tabs, or any other method, shall be produced in that form.

7. If you are unable to respond fully to any Request, explain why your response is incomplete, the efforts you have made to obtain the information, and the source from which all responsive information may be obtained to the best of your knowledge or belief.

8. If you object to any part of a Request, set forth the basis for your objection, including whether any responsive documents are being withheld pursuant to that objection, and respond to all parts of the Request to which you do not object. If you object to providing any document requested on the ground that such information is privileged, you should identify the privilege claimed and state the basis for that claim, identifying the pertinent circumstances with sufficient specificity to permit Defendants to assess the applicability of the privilege. See Fed. R. Civ. P. 26(b)(5). If the claim is that the information requested relates to a privileged communication, identify the nature of the communication, the author(s), the participants, the identities of all other persons who were present or who otherwise received or had access to the communication, the date and place of the communication, the subject matter of the communication, and the basis for your claim of privilege.

9. If a document responsive to any Request is no longer in your possession, custody, or control, identify each such document by author, addressee, date, number of pages, and subject matter, and state what disposition was made of the document and the date of such disposition, and identify all persons having knowledge of the document's contents.

10. If a document responsive to any Request is no longer in your possession, but a copy has been maintained by any of your agents or advisors (including any of your accountants, auditors, attorneys, financial advisors, experts, or lobbyists), include such documents in your production.

11. If any document responsive to any Request has been destroyed, lost, or is otherwise unavailable, identify each such document by author, addressee, date, number of pages, and subject matter, and set forth its content, the date of destruction, and the name of the person who destroyed the document or ordered or authorized its destruction.

12. The connectives "and" and "or" are to be construed either disjunctively or conjunctively as necessary to bring within the scope of these Requests all material that might otherwise be construed to be outside their scope.

13. All singular terms include the plural, and all plural terms include the singular.

14. The terms "all," "any," and "each" shall each be construed as encompassing any and all.

15. These document Requests are continuing in character so as to require you to produce additional documents if you obtain further or different information at any time before trial. 16. Pursuant to Fed. R. Civ. P. 26(e), you are under a duty to timely supplement any response to these Requests for which you learn that the response is in some material respect incomplete or incorrect and if the additional or corrective information has not otherwise been made

known to Defendants during the discovery process or in writing.

REQUESTS FOR PRODUCTION OF DOCUMENTS

1. All "bills" referenced in paragraph 5 of the Amended Complaint that You contend are inaccurate.

ANSWER: See some of the exhibits marked Bs showing unbelievable way of crediting tax payments made to payoff the accounts on the properties plaintiff owed. The city of Philadelphia staffs engaged in receiving payments to payoff yearly property taxes that were applied to payoff interest, penalties and other charges randomly any year suitably to them. See statements on the exhibits attached. Plaintiff properties targeted by the Defendants to sell are as follows:

1. 419 W. Godfrey Avenue, Philadelphia

2. 3301 A Street, Philadelphia

3. 4021 Neilson Street, Philadelphia

4. 4624 N. 12th Street, Philadelphia

5. 508 W. Tabor Road, Philadelphia (uneven Vacant lot the city of Philadelphia demolished)

6. 212 S. Edgewood Street, Philadelphia- tax paid at settlements was duplicated. Otherwise the judgment payment was made in full but Sanchez Carmen drafted executed agreement she made plaintiff to sign under duress.

7. 33 S. 53rd Street, Philadelphia - tax payment was duplicated and over \$13000 was received at settlements to payoff personal income default judgment entered

using agreement plaintiff signed under duress in attempt to renew yearly renter licenses and a deposit of \$1555 payment was received not refunded.

8. 2538 N. Gratz Street, Philadelphia-tax payment was duplicated and plaintiff other properties to be presented whenever necessary.

The exhibits attached shows how the money paid were credited only to payoff interest, penalties and other charges from 2012 through present. In many cases the principals were left unpaid. Likewise, the tax assessment on plaintiff property were over charged as the value declared was doubled in some cases. See exhibits attached marked B4 attached.

2. All documents and communications You contend support Your claim that Defendant Pamela Thurmond retaliated against You.

ANSWER: See exhibits marked Bs attested to the fact that She connived with plaintiff Attorney to dismiss plaintiff bankruptcy petition because they knew the account payment held by the bankruptcy trustee was enough to cover \$10500 plaintiff Attorney fraudulently requested. Accordingly, Defendant Pamela Thurmond testified before the bankruptcy judge that plaintiff Attorney deserved the payment because he worked hard. The Defendant Pamela knows or should have known that plaintiff Attorney representations was ineffective. At the time, Defendant Pamela filed a motion to dismiss plaintiff bankruptcy petition. Plaintiff Attorney did nothing to file objection in spite of Plaintiff request for the Attorney to do so. The bankruptcy petition lasted from January 2020 through September 2020 and Covid 19, the period court was hardly in session.

3. All documents You contend or intend to use to support Your claim that you have suffered damages as a result of retaliation by Pamela Thurmond.

ANSWERS: Defendant Pamela Thurmond was the bankruptcy lawyer in all the 3 bankruptcies plaintiff filed. Defendant Pamela and her colleagues were filing claims on plaintiff properties to obtain judgments and referred most of plaintiff accounts to outside agencies for collection of money owed to the city even when plaintiff property were under bankruptcy protection. Some of the bills presented as exhibits on plaintiff Amended complaints were examples of the type of collection plaintiff was subjected to. Most of the accounts Defendant Pamela filed with the bankruptcy court were sometimes filed as complaints in the municipal court and obtained judgments. Defendant Pamela allowed some of the tax and utility accounts already filed with the

bankruptcy court remained with the city of Philadelphia as active accounts valid for outside collection agencies to enforce as debts plaintiff owed to the city.

4. All documents relating to the allegation in paragraph 5 of the Amended Complaint that Defendant Pamela Thurmond "recently pressed the bankruptcy court to dismiss Plaintiff bankruptcy."

ANSWER: See the exhibits marked B5 attached.

Also, reference plaintiff Answered to Cnumber 3.

5. A copy of the "court order issued on 2015" referenced in paragraph 5 of the Amended Complaint.

ANSWER: See Court Order authorizing reimbursements of the money ordered by Judge Carpenter on action that started in 2015 of the plaintiff property illegally sold to individual that was likely not a US Citizen at the time of purchase. Evidently, there was no official sheriff sale conducted as required by law. On April 22 2015 action was filed. Final order was entered on August 7 2015. Plaintiff property was declared sold in September 16, 2015. No notices were received by Plaintiff before sale.

Consequently, Plaintiff filed 3 bankruptcies in attempt to recover the property but plaintiff was unsuccessful and suffered depression of the highest level. See exhibits of judgment marked B6 attached.

6. All documents You contend support Your claim that you have suffered damages as a result any remaining claim in this Action.

ANSWER: All the exhibits presented by plaintiff were in support of the remaining damages claims. Plaintiff likewise suffered psychologically and emotionally to the extent that the incident affected plaintiff ability to deliver completed doctorate dissertation documents and plaintiff is presently facing serious financial problems. Defendants presently demanded that plaintiff should pay for demolition of plaintiff constitutional protected property of about \$80000 and \$9000 as liens against the property. Which plaintiff is currently prevented from selling the other properties listed for sale. Defendants refused to demand from Mile Riley the title agent of about \$143,000 collect at settlements which Mike supposed to deliver to the city of Philadelphia. See some of the settlement statements marked B7 showing the money collected on behalf of the city of Philadelphia by Mike Riley.

7. Any expert report You plan to use in this action. ANSWER: See exhibits marked A2 attested to Plaintiff position that the property demolished was not supposed to be

demolished as reported by Dr Alex, a structural engineer. who was hired by plaintiff on January 2 2018 to conduct an inspection on the property located at 508 W Tabor Road Philadelphia. Plaintiff property was licensed and rented for \$2100 monthly at the time. Meanwhile, Brenda Philbin falsely testified to the court to get order to demolished plaintiff income property. From January 2019 to present, Plaintiff was supposed to earned \$88200 with on going monthly rent. In all respect, Defendants Philbin and Pamela Thurmond were responsible for the demolition. Mr Philbin, once accused plaintiff for hanging up phone call on him on January 2 2019, when he called to inform plaintiff about the emergency court hearing on January 3 2019. Defendant regarded such experiences as offensive. As a result Philbin testified at court to be granted permission to demolish plaintiff property that was constitutionally protected without compensation. Plaintiff without a doubt deserve constitutional rights protected. Would this experience not be a better chance to file petition for writ of certiorari?

Date: May 2, 2023


Abraham Ituah (citizen)
PLAINTIFF

CERTIFICATE OF SERVICE

I, Abraham Ituah, certify that on this date, I caused a true and correct copy of the foregoing to be served on the following via e-mail and certified mail

TO:

Michael Pfautz, Esquire

Deputy City Solicitor

Pa. Attorney ID No. 325323

City of Philadelphia Law Department 1515 Arch Street, 15th Floor Philadelphia, PA 19102

(215) 683-5233 Michael.Pfautz@phila.gov

Date: May 2, 2023.


Abraham Ituah
PLAINTIFF

UNITED STATES COURT OF APPEALS FOR THE THIRD CIRCUIT

C.A. No. 21-1213

Abraham Ituah v. City of Philadelphia, et al.

(E.D. Pa. Civ. No. 2-19-cv-05088)

O R D E R

Upon further review, it appears that it would not be appropriate at this time to submit the appeal for possible dismissal for lack of appellate jurisdiction. This Order does not represent a finding of appellate jurisdiction in this matter. As in all cases, the panel of this Court that reviews the appeal on its merits will make a final determination of appellate jurisdiction. A briefing schedule shall issue. In addition to any other issues they may wish to raise in their briefs, the parties are directed to address the following: Whether by appealing rather than filing a second amended complaint, Ituah stood on his complaint and thereby rendered the District Court's order final and appealable. See Batoff v. State Farm Insurance Co., 977 F.2d 848, 851 n.5 (3d Cir. 1992) ("Batoff did not amend his complaint but instead filed a notice of appeal within 30 days of the order. . . . We find that, by failing to move to amend within the 30 days granted by the court, Batoff elected to stand on his complaint. . . . We therefore may exercise jurisdiction[.]"); cf. Frederico v. Home Depot, 507 F.3d 188, 193 (3d Cir. 2007) (holding that appellant "elected to stand on her original complaint rather than amend or refile it," where she repeatedly argued to the district court and this Court that the allegations in her complaint were sufficient as-is and, additionally, filed a response to the Clerk's jurisdictional-defect notice with a statement that she "stands by her complaint").

For the Court,

s/ Patricia S. Dodszuweit
Clerk

Dated: August 16, 2021

mw/cc: Abraham Ituah

EXHIBITS

A1-AA

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK
355 Main Street
Poughkeepsie, NY 12601

AI

IN RE: Abraham O Ituah

CASE NO.: 18-35408-cgm

Social Security/Taxpayer ID/Employer ID/Other Nos.:
xxx-xx-1699

CHAPTER: 13

NOTICE OF DISMISSAL

An order of dismissal was entered by the Honorable Cecelia G. Morris in this Chapter 13 case.

Abraham O Ituah was dismissed from the case on December 11, 2018.

Dated: December 11, 2018

Vito Genna
Clerk of the Court

Bankruptcy dismissed and
the city of Philadelphia
condemned my property on 12/27/2018

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25.

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
CIVIL TRIAL DIVISION

CITY OF PHILADELPHIA
Plaintiff

vs.

ABRAHAM ITUAH
508 W. Tabor Road
Philadelphia PA, 19120-2718
and
92 Robinson Avenue
Newburgh, NY 12550-4402

AND

JOHN AND JANE DOE AND ALL
KNOWN AND UNKNOWN OCCUPANTS OF
508 W. TABOR ROAD, PHILADELPHIA PA
19120

Defendants.

COURT OF COMMON PLEAS
CIVIL TRIAL DIVISION

TERM, 2019

No. 181203469

TEMPORARY RESTRAINING ORDER

AND NOW, this 3rd day of January, 2019, upon consideration of
Plaintiff's Petition and having determined that:

1. Plaintiff, City of Philadelphia, as well as the public at large, will suffer irreparable
harm and loss if the Defendants are permitted to:

- a) Remain at 508 W. Tabor Road, Philadelphia PA (hereinafter "subject premises");
- b) Obstruct, prevent, interfere and/or otherwise impede in any manner the Department of Licenses and Inspections (hereinafter "Department") and/or its contractors from vacating and demolishing the subject premises, which has been declared imminently dangerous by the Department of Licenses and Inspections;

2. Plaintiff does not have an adequate remedy at law;

City Of Philadelphia Vs-ORDER



Case ID: 181203469
Control No.: 19010128

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3. Demolition of the subject premises is reasonably suited to abate the imminently dangerous condition of the subject premises;

4. Demolition of the subject premises is in the public interest; and

5. Greater injury would be inflicted upon Plaintiff and the safety and health of the public, including the defendants and occupants of the subject premises by the denial of temporary injunctive relief than would be inflicted upon defendants by the granting of such relief, it is therefore ORDERED, ADJUDGED and DECREED as follows:

1. All persons, including all defendants, are enjoined from:

- a) Remaining in the subject premises and shall vacate said premises immediately;
- b) Obstructing, threatening, preventing, interfering, or otherwise impeding in any manner the Department and/or its contractors from vacating and demolishing the subject premises, and;
- c) The defendants and all occupants of the subject premises shall allow representatives of the Department and/or its contractors to enter the interior of the subject premises for purposes of vacating and demolishing the subject premises.

2. If any person fails to vacate the subject premises, the Office of the Sheriff of Philadelphia and/or the Philadelphia Police Department is hereby directed to provide any such person with a copy of this Order. If any such person refuses to leave the building immediately after receiving a copy of this Order, they are authorized, without the need for a writ of possession, to use whatever reasonable force is necessary to remove any such person. The City shall assist any occupant with temporary relocation through the Office of Homeless Services.

3. Defendants or owners, operators, trustees, agents, tenants, and otherwise responsible parties of the subject premises shall permit and provide access to the subject premises to the Department for the purpose of conducting a full and complete interior and exterior inspection by an official inspector of the Department, for the purpose of abatement of

A2

the Philadelphia Code violations at the subject premises. The Department and/or its representatives are authorized to use all reasonable measures to gain access to the premises, including, but not limited to, the services of the Police Department or Sheriff's office and a locksmith. Charges incurred in this matter by the City of Philadelphia, including but not limited to locksmith's fee, charges for removing and maintaining any animals removed, and charges for the inspection, are imposed on Defendant Abraham Ituah.

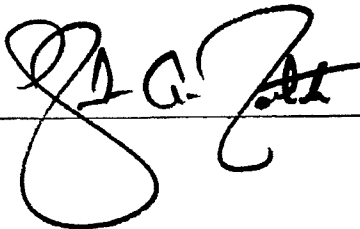
4. The City of Philadelphia and/or its contractors shall be authorized to demolish the subject premises.

5. Pursuant to Pennsylvania law, the Philadelphia Code and the Department's Regulations, Defendant Abraham Ituah is responsible for the costs incurred by the City for any work performed to abate the violation of the Philadelphia Code and remediate the imminently dangerous conditions at the subject premises. This includes but is not limited to, services of a professional engineer, demolition, sealing the lateral, stucco and weatherproofing. In addition, Defendant Abraham Ituah is responsible for a twenty-one percent (21%) administrative fee.

6. This Order shall remain in full force and effect until this Court specifically orders otherwise; and

7. A Rule to Show Cause why a Preliminary Injunction should not be ordered shall be issued.

BY THE COURT:


J.

PHILADELPHIA COURT OF COMMON PLEAS
PETITION/MOTION COVER SHEET

FOR COURT USE ONLY	
ASSIGNED TO JUDGE:	ANSWER/RESPONSE DATE:
Do not send Judge courtesy copy of Petition/Motion/Answer/Response. Status may be obtained online at http://courts.phila.gov	

City of Philadelphia

vs.

Abraham Ituah et al

INDICATE NATURE OF DOCUMENT FILED:

- ☐ Petition (Attach Rule to Show Cause) ☐ Motion
- ☒ Answer to Petition ☐ Response to Motion

CONTROL NUMBER:

19010128

(RESPONDING PARTIES MUST INCLUDE THIS
NUMBER ON ALL FILINGS)

JAN

Term, 2019
Month Year

No. 181203469

Name of Filing Party:

Abraham Ituah

(Check one)

☐ Plaintiff☐ Defendant

(Check one)

☐ Movant☐ Respondent

Has another petition/motion been decided in this case?

☐ Yes ☐ No

Is another petition/motion pending?

If the answer to either question is yes, you must identify the judge(s):

☐ Yes ☐ No

TYPE OF PETITION/MOTION (see list on reverse side)

Petition for Temporary Restriction

PETITION/MOTION CODE
(see list on reverse side)

PTMNG

ANSWER/RESPONSE FILED TO (Please insert the title of the corresponding petition/motion to which you are responding):

Response to Temporary Restriction Order and Preliminary Injunction

I. CASE PROGRAM

Is this case in the (answer all questions):

A. COMMERCE PROGRAM

Name of Judicial Team Leader: _____

Applicable Petition/Motion Deadline: _____

Has deadline been previously extended by the Court?

☐ Yes ☐ No

B. DAY FORWARD/MAJOR JURY PROGRAM — Year _____

Name of Judicial Team Leader: _____

Applicable Petition/Motion Deadline: _____

Has deadline been previously extended by the Court?

☐ Yes ☐ No

C. NON JURY PROGRAM

Date Listed: _____

D. ARBITRATION PROGRAM

Arbitration Date: _____

E. ARBITRATION APPEAL PROGRAM

Date Listed: _____

F. OTHER PROGRAM: _____

Date Listed: _____

III. OTHER

By filing this document and signing below, the moving party certifies that this motion, petition, answer or response along with all documents filed, will be served upon all counsel and unrepresented parties as required by rules of Court (see PA. R.C.P. 206.6, Note to 208.2(a), and 440). Furthermore, moving party verifies that the answers made herein are true and correct and understands that sanctions may be imposed for inaccurate or incomplete answers.

II. PARTIES (required for proof of service)

(Name, address and telephone number of all counsel of record and unrepresented parties. Attach a stamped addressed envelope for each attorney of record and unrepresented party.)

Abraham Ituah et al
538 W. Tabor Rd
Philadelphia PA 19120The City Deputy Counsel
City of Philadelphia
1401 JFK Blvd 5th Fl
Philadelphia PA 19102

(Attorney Signature/Unrepresented Party)

1/3/2019
(Date)

(Print Name)

(Attorney I.D. No.)

The Petition, Motion and Answer or Response, if any, will be forwarded to the Court after the Answer/Response Date will be granted even if the parties so stip

City Of Philadelphia Vs Ituah Etal-MTANS



IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff/Petitioner

v.

Abraham Israel el
Defendant/Respondent

:
:
:
:
:
:
:
:
:
:
:

JAN Term, 2019

No. 181203469

Control No. 19010128

RULE

AND NOW, this ____ day of _____, _____, upon consideration of the foregoing Motion/Petition _____

_____, a RULE is hereby entered upon the Respondent to show cause why the relief requested therein should not be granted.

RULE RETURNABLE on the _____ day of _____, _____, at _____ a.m./p.m., in Courtroom _____, City Hall, Philadelphia, PA 19107.

BY THE COURT:

J.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.

Abraham /tush et al

Defendant

Jbw Term, 2019

No. 181203469

Control No. 19010128

ORDER

AND NOW, this ____ day of _____, _____, upon consideration of the
Motion/Petition _____, and
any response thereto, it is ORDERED and DECREED that said Motion/Petition is _____.

BY THE COURT:

J.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
 FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
 TRIAL DIVISION - CIVIL

City of Philadelphia
 Plaintiff

v.

Abraham Ituah et al.
508 W. Tabor Road, Phil.
 Defendant

JP Term, 2019
 No. 18/203469

Control No. 19010/28

Defendants' Response to Petition for Temp. Restriction
Order And Preliminary Injunction

(Please fill in information below)

Defendants, Abraham Ituah, respectfully respond to Plaintiff petition for a Temporary Restraining Order and preliminary injunction pursuant to Pa. R.C.P. 1531 and avers as follows:

- (1) Admitted in Part. Abraham Ituah and JP Morgan Chase owned the premises at 508 W. Tabor Road, Philadelphia. 10% interest for Abraham Ituah and 90% interest for JP Morgan Chase.
- (2) Admitted.
- (3) Admitted in Part. Not about: The inspect was called by the police on December 27, 2018 to inspect the property. There is no expert report from building engineering to form such opinion. The instruction no.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.
Abraham Ibrah et al.
588 W. Tabor Rd.
Defendant

JAV Term, 2018
No. 181203469

Control No. 19010128

Defendants Response to City Petition for Temp. Restrict
(Please fill in information below) Order and Preliminary Injunction

braced the side to prevent further shift before completing the repairs. See exhibit A-1

(4) Denied. Defendant was not in town. The notice was posted on the Door on December 27, 2018. The inspector called on the phone to mention that I have Ten (10) days to correct the violations. Defendant have not seen the said violation notice 668607 prior to reviewing this complaint.

(5) Denied. It is just 7th day. I met with Three (3) Contractors, contacted the

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.

Abraham Hueb et al,
508 W. Tabor Rd
Defendant

JAW Term, 20 19
No. 18/203469

Control No. 19010128

Defendant Response to City Petition -
(Please fill in information below)

in Surrence Company and JP Morgan Chase
for possible solutions.

- (6) Admitted in part. A temporary side brace was performed by a contractor and all occupants are vacated.
- (7) Denied. As explained above
- (8) Denied. There is no justifiable proof from building expert to form such opinion
- (9) Denied.
- (10) Admitted in part. Defendants are prepared to correct the violations.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
 FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
 TRIAL DIVISION - CIVIL

City of Philadelphia
 Plaintiff

v.
Abraham Hueh, et al
588 N. Tabor Rd
 Defendant

JAW Term, 20 19
 No. 181203469

Control No. 19010128

Defendants Response to City petition
 (Please fill in information below)

- (11) Denied. Defendants definitely will suffer financially and psychologically, especially as the City sold Defendant's property previously in September 15, 20, because of Tax lien of around \$5,000. The property at the time of sale worth \$250,000.00. Case cited loan amount of \$60,000.
- (12) Denied. Defendants' property remained safe, in demolition state like most United Properties in the City.
- (13) Denied. The Inspector Carol's assessment is inaccurate as no obvious shifts of building is noticeable inside the building.
- (14) Denied. Plaintiff's claim is biased against the Defendants.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.
Abraham Hueh et al
508 W. Tabor Rd
Defendant

JAW Term, 20 19

No. 18/203469

Control No. 19010128

Defendants Response to City petition
(Please fill in information below)

(15) Denied. Defendants efforts is to correct the violation as none of the contractors expressed difficulty correcting it.

WHEREFORE, Defendants request that the city demands are denied as the time allowed to correct the violation is days from now and the assessment alleged by the Inspector Carol is inappropriate as based on past malice.

Respectfully Submitted,
AL
Abraham Hueh

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.

Abraham Itzhak and
508 W. Tabor Rd
Defendant

JAN Term, 2019
No. 18/283469

Control No. 19010128

MEMORANDUM OF LAW
(Brief in support of Motion/Petition or Answer)

- (Please fill in information below)
- ① FACTUAL BACKGROUND: Defendants, Abraham Itzhak incorporates the Arguments of the foregoing Response to City Petition as set forth at length her
 - ② QUESTION PRESENTED: Have Defendants, Abraham Itzhak made efforts and continue to make efforts to correct the Building Code Violation Cited on December 27 2018 such that this Court should not impose a preliminary injunction as well as an order to vacate and demolish the Subject property?

SUGGESTED ANSWER: Yes

- ③ LEGAL ARGUMENT: Reasonable time is required to correct a major repair that involved a huge financial cost to correct the violation.

- ④ Conclusion: Defendants Request this Honorable Court deny the City Petition for Injunction and Order to Vacate and Demolish.

IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

City of Philadelphia
Plaintiff

v.
Abraham Ituah et al
588 W. Tabor Rd.
Defendant

JAN Term, 20 19
No. 18/20 3469

Control No. 19010128

MEMORANDUM OF LAW IN SUPPORT OF DEF RESPONSE
(Please fill in information below)

granted to make corrections and it was done out of malice, as my previous exper. with inspector Carol was unfriendly. Inspe Carol in one occasion, called the police + walk me out of the office for no Justification.

Respectfully Submitted,
AL
Abraham Ituah

CERTIFICATION OF SERVICE

I, Abraham Hueh, hereby certify that a true and correct copy of the foregoing Motion/Petition and accompanying papers, was served on the below listed addresses by First-Class United States mail, postage pre-paid on _____ (date):

Name: Abraham Hueh
Address: 508 W. Tabor Rd
Address: 42 Robinson Ave
City, State, Zip Code: Philadelphia PA 19120

Name: City of Philadelphia Counsel
Address: 401 Dick Blvd 5th floor
Address: Philadelphia PA 19102
City, State, Zip Code: _____

Name: _____
Address: _____
Address: _____
City, State, Zip Code: _____

Date: 5/3/23

By: [Signature]

VERIFICATION

I, Abraham Hartz, Plaintiff/Defendant, verify that the facts set forth in the foregoing are true and correct to the best of my information, knowledge and belief.

I understand that the statements contained herein are subject to the Penalties of 18 Pa.C.S.A., Section 4904 relating to unsworn falsification to authorities.

Abraham Hartz
(Print Name)

Abraham
(Signature)

Date: 1/3/2019

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AR Engineers

191 Presidential Blvd., #616, Bala Cynwyd, PA 19004
Telephone No.: 610-368-8234 / Email: arengineers@hotmail.com

January 10, 2019

Mr. Abraham Atiuah
508 W. Tabor Road
Philadelphia, PA 19148
Telephone No.: 267-481-5511
Email: aituah@aol.com

Subject: Inspection 508 W. Tabor Road, Philadelphia, PA 19120

Dear Mr. Atiuah:

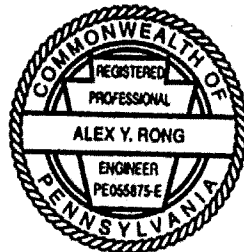
Alex Rong and Victor Rong of *AR Engineers* inspected the property at 508 W. Tabor Road, Philadelphia, PA 19120 on January 7, 2019. The building structure consisted of masonry bearing walls and wood floor framing.

The scope of our work was limited to inspecting the readily visible and accessible areas of the east wall and determining its structural condition. The scope of work did not cover inspection of any other structural or non-structural elements such as roofing, electrical elements, etc.

During the time of inspection, we noted serious bulging and deterioration of the east wall (see Photos No. 4-6) and the tilted chimney (see Photo No. 7). Based on the field inspection and engineering judgment, it is concluded that the rear 28-foot section of the east wall is in imminent danger of collapse and it should be removed and replaced immediately. The tilted chimney should be repaired. Temporary shoring made of 2x6 wood studs at the spacing of 16-inch shall be installed approximately 2.5-feet from the east wall to support the floor framing of the 1st floor framing, 2nd floor framing, and roof framing, prior to demolishing and rebuilding the east wall. The temporary shoring shall be installed at the basement, 1st floor and 2nd floor.

The findings and conclusions of this report with respect to the inspection of the east wall of the property on are based on normal visual observations of the readily visible and accessible areas. No conclusions, expressed or implied, shall represent that *AR Engineers* has made an evaluation of the material, fabrication, or erection deficiencies beyond that which would be detectable by a normal visual inspection. Please feel free to contact me if you have any questions. Thank you.

Regards,



Alex Rong

Alex Rong, Ph.D., P.E.
President of *AR Engineers*

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January 1, 2019

Abraham Ituah
508 W Tabor Rd
Philadelphia, PA 19120

**(CONT'D Proposal for the Removal & Rebuilding of the
Eastside Bearing Wall at 508 W Tabor Road
Phila., PA 19120**

COST BREAKDOWN

1. Additional inspections, engineers report and design and application for building permit.	5,200.00
2. Shoring exterior and interior.	9,500.00
3. Demolition of masonry wall, 1 st thru 3 rd floors.	11,000.00
4. Reconstruction of 8" CMU wall with stucco.	27,000.00

We declare that we will supply all labor and material, scaffoldings, necessary tools and apparatus for the undertaking of the above-mentioned project.

Eartha Construction Company, LLC appreciates the opportunity given to bid on this project.

Please call if you have any questions.

Yours truly,

B.D.

Barry Davidson
Construction Manager

(Pg 2 of 2)



Photo No. 2. Front View of 508 W. Tabor Road, Philadelphia



Photo No. 3. Rear View of 508 W. Tabor Road, Philadelphia



Photo No. 4. East Side Wall of 508 W. Tabor Road, Philadelphia



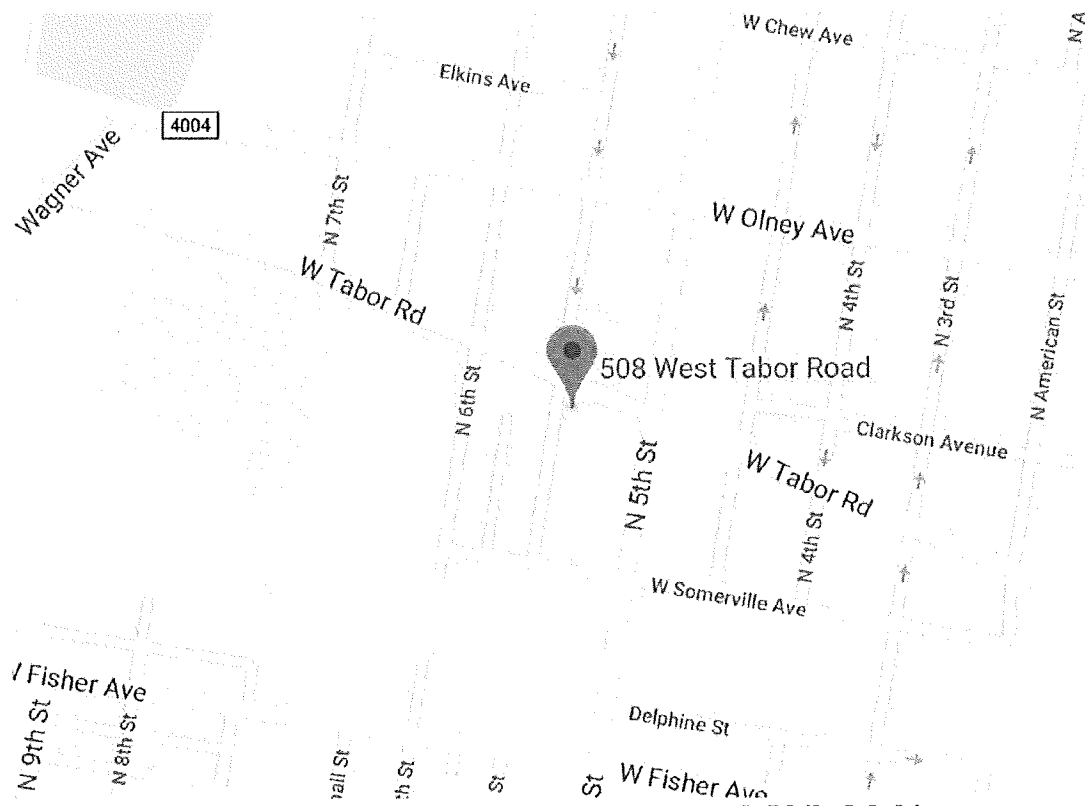
Photo No. 5. East Side Wall of 508 W. Tabor Road, Philadelphia



Photo No. 6. East Side Wall of 508 W. Tabor Road, Philadelphia



Photo No. 7. Tilted Chimney of 508 W. Tabor Road (on east side wall)



Map No. 1. Location of 508 W. Tabor Road, Philadelphia

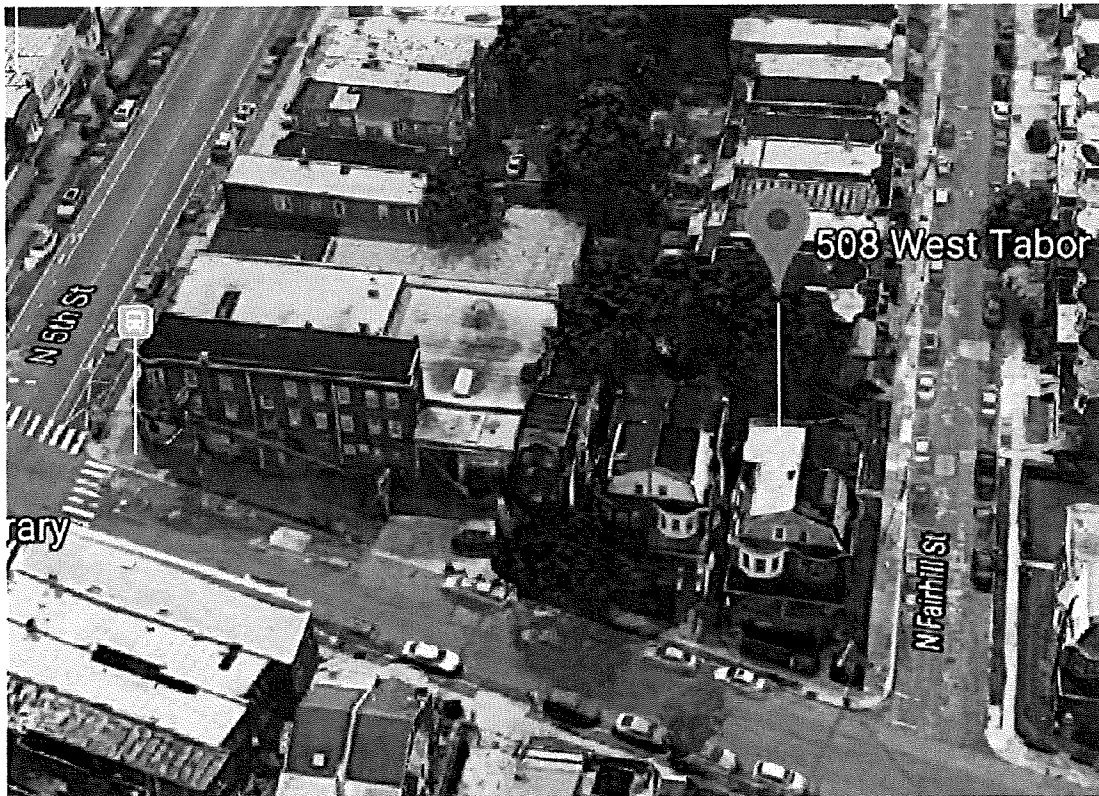


Photo No. 1. Aerial View of 508 W. Tabor Road, Philadelphia



Home Office
5600 Beech Tree Lane
P.O. Box 2450
Caledonia, Michigan 49316

**FOREMOST BASICS™
DECLARATIONS PAGE**

POLICY NUMBER: 381-0091201668-02

RENEWAL OF: 381-0091201668-01

POLICY PERIOD BEGINNING 02/17/17 **ENDING** 02/17/18 12:01 A.M. STANDARD TIME

YOU AS NAMED INSURED AND YOUR ADDRESS

ABRAHAM ITUAH
PO BOX 48024
PHILADELPHIA PA 19144-8024

YOUR POLICY IS SERVICED BY

AMERICAN BEST INSURANCE AGENCY, LLC
1625 WASHINGTON AVE STE 202
PHILADELPHIA PA 19146-2045

AGENCY CODE:
372430039

TELEPHONE:
(215) 268-6495

COVERAGES: Coverage is provided only where an Amount of Insurance or a Limit of Liability is shown and a premium is stated for the Peril Insured Against. Detailed descriptions and any limitations will be found in your policy.

LOCATION # 1

IMPORTANT RATING INFORMATION

PREMISES	508 W TABOR RD			
DESCRIPTION:	PHILADELPHIA PA 19120-2718			
CONSTRUCTION:	BRICK/MASONRY	TERRITORY:	B	YR. BUILT: 1949
FAMILIES:	2	PROT. CLASS:	1	FORM: DF1
OCCUPANCY:	RENTAL	RESP. FIRE DEPT.:	PHILA ENG 61	
HYDRANT:	WITHIN 1,000 FEET	COUNTY:	PHILADELPHIA	
FIRE DEPT.:	WITHIN 5 MILES			

SECTION I COVERAGES

	AMOUNT OF INSURANCE	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
A. DWELLING	\$ 100,000		\$ 715.00

SECTION I LOSSES ARE SUBJECT TO A DEDUCTIBLE OF: \$5,000 ALL PERILS

SECTION II COVERAGES

	LIMIT OF LIABILITY	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
F. PREMISES LIABILITY	\$ 300,000 EA ACCIDENT		\$ 165.00
G. MEDICAL PAYMENTS	\$ 500 EA PERSON		INCLUDED
	\$ 10,000 EA ACCIDENT		

FORMS/ENDORSEMENTS THAT APPLY TO LOCATION # 1

	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
11001 03/06 DWELLING FIRE ONE - LANDLORD		
11010 05/10 REDUCTION IN COV WHEN VACANT/UNOCC.		
11110 11/13 REQUIRED CHANGE - PENNSYLVANIA		

Policy Number: 381-0091201668-02

Form 80999 03/12 QN

72299 381-0091201668

AGENT COPY

PAGE 1 CONTINUED



Home Office
 5600 Beech Tree Lane
 P.O. Box 2450
 Caledonia, Michigan 49316

FOREMOST BASICS[™]
DECLARATIONS PAGE

Brinda Adjuster
(215) 901-8281

AMENDED DECLARATION * EFFECTIVE 09/27/18
 SUPERSEDES ANY PREVIOUS DECLARATION PAGE BEARING
 THE SAME POLICY NUMBER FOR THIS POLICY PERIOD.
 REASONS FOR CHANGE FOLLOW:

- CHANGE/CORRECTION OF THE INSURED'S MAILING ADDR

Claim # 301 2/50058

POLICY NUMBER: 381-0091201668-03

RENEWAL OF:

POLICY PERIOD BEGINNING 02/17/18 ENDING 02/17/19 12:01 A.M. STANDARD TIME

YOU AS NAMED INSURED AND YOUR ADDRESS

ABRAHAM ITUAH
 PO BOX 7791
 PHILADELPHIA PA 19101-7791

5002372060

YOUR POLICY IS SERVICED BY

AMERICAN BEST INSURANCE AGENCY, LLC
 1625 WASHINGTON AVE STE 202
 PHILADELPHIA PA 19146-2045

AGENCY CODE:
 372430039

TELEPHONE:
 (215) 268-6495

COVERAGES: Coverage is provided only where an Amount of Insurance or a Limit of Liability is shown and a premium is stated for the Peril Insured Against. Detailed descriptions and any limitations will be found in your policy.

LOCATION # 1

IMPORTANT RATING INFORMATION

PREMISES	508 W TABOR RD			
DESCRIPTION:	PHILADELPHIA PA 19120-2718			
CONSTRUCTION:	BRICK/MASONRY	TERRITORY:	B	YR. BUILT: 1949
FAMILIES:	2	PROT. CLASS:	1	FORM: DF1
OCCUPANCY:	RENTAL	RESP. FIRE DEPT.:	PHILA ENG 61	
HYDRANT:	WITHIN 1,000 FEET	COUNTY:	PHILADELPHIA	
FIRE DEPT.:	WITHIN 5 MILES			

SECTION I COVERAGES

	AMOUNT OF INSURANCE	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
A. DWELLING	\$ 100,000		\$ 715.00

SECTION I LOSSES ARE SUBJECT TO A DEDUCTIBLE OF: \$5,000 ALL PERILS

SECTION II COVERAGES

	LIMIT OF LIABILITY	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
F. PREMISES LIABILITY	\$ 300,000 EA ACCIDENT		\$ 165.00
G. MEDICAL PAYMENTS	\$ 500 EA PERSON		INCLUDED
	\$ 10,000 EA ACCIDENT		

Policy Number: 381 -0091201668 -03

BUILDING PERMIT		City of Philadelphia Department of Licenses and Inspections 1401 John F. Kennedy Blvd. Philadelphia, PA 19102		Permit Number: 939999	
This permit may be revoked if the information has been misrepresented or not provided.				Fee: \$0.00	Date Issued: 01/11/19
Location of work: 00508 W TABOR RD PHILADELPHIA, PA 19120-2718 COMPLETE DEMO CITY				Contractual Services Unit (CSU) Phone Number: 215-686-2588	
Owner: ITUAH ABRAHAM 00508 W TABOR RD PHILADELPHIA, PA 19120-2718		Licensed Contractor: PEDRO PALMER CONSTRUCTION INC 2971 N EMERALD STREET PHILADELPHIA, PA 19134- (267)972-4210 x		Area: 1200 S.F.	Estimated Cost: \$52,222.00
				Plan Examiner: PAUL POESSL	

If no Licensed Contractor is named, the Owner assumes all responsibility for compliance with the Code.

Description of work authorized by this permit:

FOR THE COMPLETE DEMO OF A VACANT SFD AS PART OF THE CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS DEMOLITION PROGRAM. Additional Specs: 1 stucco c/w 510 W Tabor RD.

A 4

INSPECTIONS

The owner or contractor is required to notify the District Office listed above prior to starting any work, and at least 24 hours in advance of the required inspections. Failure to notify the District will result in the issuance of a \$75 ticket by the Department. Inspections will not be made unless the Department-Approved plans are on the job.

The Department is authorized by the Code to Charge a \$100 reinspection fee if:

1. The inspection reveals that the work is not constructed in accordance with the Code;
2. The work is not ready for inspection; or
3. Access to the work to be inspected is not provided.

THIS PERMIT REQUIRES THE FOLLOWING INSPECTIONS:

INITIAL/SITE - UNDER SLAB/FLOOR - PREFINAL/WALLBOARD - FRAMING/CLOSE-IN - FINAL

Separate permits are required for plumbing, electrical, fire suppression, and for the use of streets and sidewalks, including shelter platforms, scaffolding, dumpsters, closures, etc.

Limitation: For permits issued in connection with imminently dangerous structures or conditions, the permit shall become invalid if the work does not commence within 48 hours after issuance or does not progress continuously until the structure or condition is made safe, unless the permit is otherwise extended by the Department.

PA ONE CALL SYSTEM is required to be notified by PA Act 38 of 1991, three (3) working days prior to disturbing the earth with any type of powered equipment. Also, this permit does not constitute approval from any State or Federal agency, if required.

Where a Certificate of Occupancy (C.O.) is required, such buildings and spaces shall not be occupied until Final Inspection is made and the Certificate is issued by the Department.

All provisions of the Code and other City Ordinances must be complied with, whether specified herein or not.

This Permit does not constitute Zoning Approval.

WORK MUST BEGIN WITHIN 10 DAYS OF ISSUANCE OF THIS PERMIT

UNLESS ORDERED BY THE DEPARTMENT TO BEGIN SOONER, AND CONTINUE UNTIL THE STRUCTURE IS DEEMED SAFE BY THE DEPARTMENT.

Protection of the public way and adjacent structures are to be implemented **IMMEDIATELY**. Contact the Contractual Services Unit for inspection or approval of any revisions to this schedule at 215-686-2588.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

FAILURE TO POST THIS PERMIT WILL RESULT IN THE ISSUANCE BY THE DEPARTMENT OF A \$75 TICKET

FOR ALL NEW CONSTRUCTION, ADDITIONS, AND WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, THE ASSOCIATED ZONING / USE PERMIT SHALL BE POSTED ALONGSIDE THIS BUILDING PERMIT.

EXHIBITS

A1 - A7

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL**

CITY OF PHILADELPHIA

V.

INTERNAL REVENUE SERVICE

ABRAHAM ITUAH

Respondent(s)

MARCH TERM **2019**

No. **T0197**

Property: **5551 MORRIS ST, Philadelphia,
Pennsylvania**

RULE RETURNABLE
CIVIL TAX PETITION

AND NOW, this **MARCH 13, 2019**, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for **June 18, 2019**, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION - CIVIL

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL**

CITY OF PHILADELPHIA

V:

ABRAHAM ITUAH

Respondent(s)

MARCH TERM 2019

No. T0364

Property: **419 W GODFREY AVENUE,
Philadelphia, Pennsylvania**

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, this **MARCH 20, 2019**, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for **June 25, 2019**, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

**IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION – CIVIL**

Case 2:19-cv-05088-GJP Document 36 Filed 05/03/23 Page 51 of 222
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

CITY OF PHILADELPHIA

V.

ABRAHAM ITUAH

Respondent(s)

MARCH TERM 2019

No. T0199

Property: **4624 N 12TH STREET,
Philadelphia, Pennsylvania**

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, this MARCH 13, 2019, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for June 18, 2019, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

**IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION - CIVIL**

Aso oji

Case 2:19-cv-05088-GJP Document 36 Filed 05/03/23 Page 52 of 222
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

CITY OF PHILADELPHIA

V.

MARCH TERM 2019

No. T0393

ABRAHAM ITUAH

Respondent(s)

Property: **4021 NEILSON STREET,
Philadelphia, Pennsylvania**

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, this MARCH 21, 2019, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for June 25, 2019, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

**IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION - CIVIL**



**COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION – CIVIL**

CITY OF PHILADELPHIA

VS

ITUAH

June Term 2019

No. T5961

Property Address:

3301 A Street

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, 19-JUN-2019, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents.

Service shall be in accordance with 53 P.S. §7193.2.

2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.

3. A Rule Returnable hearing is scheduled for **Tuesday, September 10, 2019**, at 9:00 a.m. in Court Room 676, City Hall, Philadelphia PA.

**BY THE COURT:
ARNOLD L. NEW
SUPERVISING JUDGE
TRIAL DIVISION – CIVIL**



Case 2:19-cv-05088-GJP Document 36 Filed 05/03/23 Page 54 of 222
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

CITY OF PHILADELPHIA

V.

ABRAHAM ITUAH

Respondent(s)

MARCH TERM 2019

No. T0162

Property: **508 W TABOR ROAD,
Philadelphia, Pennsylvania**

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, this MARCH 12, 2019, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for June 11, 2019, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

**IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION - CIVIL**

Case 2:19-cv-05088-GJP Document 36 Filed 05/03/23 Page 55 of 222
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

CITY OF PHILADELPHIA

V.

ABRAHAM ITUAH

Respondent(s)

MARCH TERM 2019

No. T0634

Property: **3765 N BOUVIER STREET,
Philadelphia, Pennsylvania**

**RULE RETURNABLE
CIVIL TAX PETITION**

AND NOW, this **MARCH 28, 2019**, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for **July 2, 2019**, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION – CIVIL

Case 2:19-cv-05088-GJP Document 36 Filed 05/03/23 Page 56 of 222
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL

CITY OF PHILADELPHIA

V.

INTERNAL REVENUE SERVICE

ABRAHAM ITUAH

Respondent(s)

MARCH TERM 2019

No. T0197

Property: **5551 MORRIS ST, Philadelphia,
Pennsylvania**

RULE RETURNABLE
CIVIL TAX PETITION

AND NOW, this MARCH 13, 2019, upon consideration of the Petition filed in the Civil Tax Action, it is hereby **ORDERED** as follows:

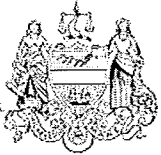
1. Petitioner shall serve a copy of this Order and the Petition on all Respondents. Service shall be in accordance with 53 P.S. S7193.2.
2. Respondents shall have fifteen (15) days from the date of service to file a response to the Petition.
3. A Rule Returnable hearing is scheduled for June 18, 2019, at 9:00 am in Court Room 676, City Hall, Philadelphia, Pennsylvania.

BY THE COURT:

IDEE C. FOX
SUPERVISING JUDGE
TRIAL DIVISION - CIVIL

Notice of Delinquency

from the City of Philadelphia



City of Philadelphia
P.O. Box 56318
Philadelphia, PA 19130-6318
(215) 567-2605

www.phila.gov



ABRAHAM ITUAH
419 W GODFREY AVE
PHILADELPHIA PA 19120-1433

Total Amount Due: \$100.00

CVN Number: 62551451
Notice Date: 12/20/19

How you can resolve this matter now:

Pay online with a credit card at www.phila.gov and select Pay 'Code Violation Notices'

Pay in person at the Violations Branch, 913 Filbert Street, Philadelphia. Mon-Fri, 8 am-6 pm; Sat, 9 am-1 pm

Mail your check or money order along with the payment coupon below. Write CVN number(s) on check/money order.

Delinquency Notice**You have failed to respond to the Code Violation Notice(s) listed below.**

Be advised that a previous notice remains unanswered and a penalty of \$25 has been imposed on each violation. Failure to pay or contest this code violation(s) within fifteen (15) days will result in additional penalties and further legal action including the filing of a Code Enforcement Complaint in Philadelphia Municipal Court. You are warned that, if you are found guilty in a municipal court, a judgment may be entered against you and you may lose money or property or other rights important to you. The Court can impose up to a maximum fine of \$300 plus court costs per violation.

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

If you have already appeared for an administrative hearing for a CVN listed below, you cannot schedule another hearing as it has already occurred and a disposition rendered. If you wish to contest the CVNs, please make sure you will be available for the date and time of the hearing as hearings cannot be rescheduled multiple times.

CVN#	Issue Date	Violation	Location	Street Code	Fine	Penalty	Amount Due
62551451	08/16/19	HIGH WEEDS, BUSHES	508 W TABOR RD	7654000508 08/14/07	\$75.00	\$25.00	\$100.00
Total Amount Due						\$100.00	

If you have already paid, disregard this notice.

Keep this part for your records.

If you wish to first contest this violation at a hearing at the Office of Administrative Review, check the Hearing Request Box below and mail to the address listed on this notice.

Return this coupon with your payment. ↓

Payment Coupon

Do not send cash.

Returned checks will be resubmitted for payment resulting in an additional fee.



ABRAHAM ITUAH
419 W GODFREY AVE
PHILADELPHIA PA 19120-1433

Past Due Amount: \$100.00

CVN Number: 62551451

☐ **Hearing Request Box**

- Make your check or money order payable to the City of Philadelphia
- Mail to:
City of Philadelphia
PO Box 56318
Philadelphia, PA 19130

B

EXCESS CHARGES
AND

IN ALTERNATE ACCOUNTS

ALL RULING

CITY OF PHILADELPHIA

Office of Property Assessment
Curtis Center
601 Walnut Street
Suite 500 West
Philadelphia, PA 19106-3313

Evaluator: Damon Blanks
Phone #: (215) 686-4322
Fax#: (215) 686-9223

Date: 2/22/2016
Attention: Appeals Unit Supervisor

Re: Real Estate Market Value Appeal Withdrawal Form for Tax Year 2016 - ONLY
Location: 508 W TABOR RD Account Number: 612003800

Appeals Unit Supervisor:

The referenced real estate market value appeal is being WITHDRAWN for tax year 2016
ONLY based on the following revision:

Certified 2016 market value: \$135,700
Revised 2016 market value by agreement: \$84,300

EXCESSIVE
TAX payment

Administrative Approval (if needed) _____
Signature

Comments:

Market Value was revised based on condition after an inspection had been completed.

This revision is made by Evaluator: Damon Blanks

Based on the above revision, I/We withdraw the subject market value appeal for tax year
2016 ONLY.

Abraham, Isaac	Print Name	Al	Signature	2/28/2016	Date
Owner 1 / Representative					
508 W. Tabor Rd,	Print Name	Philadelphia	Signature	PA	Date
Street Address		City, State		19120	Zip
Telephone Number	Fax Number				
D. Blanks	Supervisor's Signature				
Evaluator's Signature					

To be effective, a signed copy of this Withdrawal Form must be received by the Office of Property Assessment at least twenty-four (24) hours before any scheduled hearing before Board of Revision of Taxes.



**CITY OF PHILADELPHIA
LAW DEPARTMENT
TAX & REVENUE UNIT**

MARCEL S. PRATT
CITY SOLICITOR

Carmen I. Sanchez
Tax Analyst
(215) 686-0572

June 5, 2019

VIA HAND DELIVERY

**A I Osaze & Sons Enterprise
Abraham Ituah
P.O. Box 48024
Philadelphia, PA**

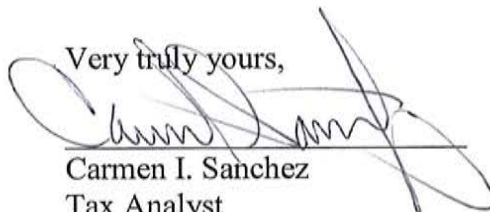
**Re: 212 S. Edgewood Street-Brt#031161400
Rule Hearing 5/21/19- 1807T0045**

Dear Mr. Ituah:

This letter confirms that the Real Estate Tax years regarding 2012 through 2019 were paid in full in the amount of \$4,818.91. Therefore, the above referenced Sheriff sale matter was stayed and withdrawn. Please allow an additional week before the above referenced real estate tax account to reflect a zero balance.

I am available for any further questions.

Very truly yours,


Carmen I. Sanchez
Tax Analyst

cc: file- pdf copy

From: ITUAH ABRAHAM aituah@aol.com
Subject: Fraudulently collection
Date: Mar 23, 2022 at 10:47:27 AM
To: revenue@phila.gov, city.rep@phila.gov

TO WHOM IT MAY BE CONCERN

The document attached shows the amount collected from the settlement of 212 S Edgewood Street, Philadelphia PA 19139 on but she wouldn't receive the payment and insisted that I must sign the documents before accepting the payment. I signed and settlements.

Please refund \$8,088.55 collected as shown on the settlement documents attached here. It seems Sanchez Camen probably

Sincerely yours,

Abraham Ituah



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU



City of
Philadelphia

Water/Sewer & Stormwater Bill

Please pay **\$6,386.49**

Questions?

www.phila.gov/revenue

(215) 686-6880 Monday-Friday, 8am-5pm

Customer Name: AI OSAZE & SONS ENTERPRIS

Service Address: 212 S Edgewood St, Philadelphia PA 19139

Bill Date: March 14, 2019 (Bill Period: Feb 10, 2019 - Mar 09, 2019)

Account Number: 050-30800-00212-001

Water Access Code: 000131498

Bill Number: B0714866768

Includes Payments Through: March 14, 2019

Your Account

Water/Sewer/Stormwater balance at last bill	\$6,326.56
No payment received	\$0.00
Unpaid Balance	\$6,326.56

This Bill

Usage Charge (0 ccf, see below for details)	\$0.00
Service Charge	\$12.16
Stormwater Charge	\$15.53
Senior Citizen Discount	\$0.00
Total Current Charges	\$27.69
Late payment penalty	\$32.24
Total Account Balance	\$6,386.49

Please Pay Now \$6,386.49

Past Due Balance

When your water bill is past due, your service is subject to shut-off. To avoid shut-off, pay your balance in full at one of our payment centers in the city. Payment information can be found on the back.

Payment Types

Pay by phone (877) 309-3709; credit card or e-check at www.phila.gov. Select water bill from pay menu options.

See back for more information and contact details →

Your Water Usage

Meter Readings

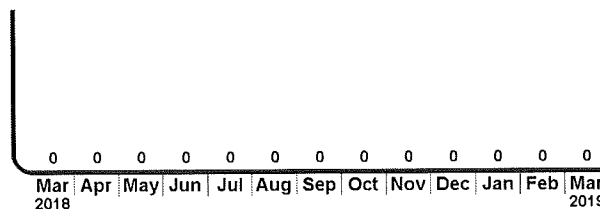
Meter: 0339990 ERT: 0028114391 Service: 41R

March 09, 2019	actual reading	668
February 10, 2019	actual reading	668
Total CCFs used		0
Approximate gallons used per day		0

If property was occupied during zero usage please call (215) 686-6880

Usage History (ccf)

☒ Actual Reading ☐ Estimate



Please fold and detach



Paying by mail?

Send this coupon with your payment.
See back for other ways to pay →



AI OSAZE & SONS ENTERPRIS
212 S EDGEWOOD ST
PHILADELPHIA PA 19139

Account Number

050-30800-00212-001

Please pay

\$6,386.49

Late payment penalty

\$33.18

Total amount due if paid after Apr 15, 2019

\$6,419.67

050



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

33372041519000030800002120011000064196700006386490500000100000000007



CITY OF PHILADELPHIA

REVENUE DEPARTMENT
Law/Tax Unit
Municipal Services Building
1401 JFK Boulevard
Philadelphia, PA 19102-1595

Susan M. Crosby
Divisional Deputy City Solicitor

Direct Dial: (215) 686-0507
Facsimile: (215) 686-0588
Electronic mail: susan.crosby@phila.gov

December 31, 2015

Al Osave & Sons Enterprises
212 S. Edgewood Street
Philadelphia, PA 19139

CE-14-11-72-0918

Property Address: 212 S. Edgewood Street

To Whom It May Concern:

Enclosed please find Discovery pertaining to the above referenced CE case. If you have any questions, please do not hesitate to contact me at 215-686-0557.

Sincerely,

Shari Outen
(Enclosures)

ENTITY ID: 881210608 NAME: ITUAH*ABRAHAM*
 BRT ID: 88 1 210608 PROPERTY ADDRESS: 5229 GERMANTOWN AVE
 STREET CODE: 36660 HOUSE NUMBER: 05229 UNIT: SUFFIX: EXTENSION:
 PHONE NUMBER:
 CASE ID: 1818877
 CASE TYPE: 35 REALESTATE
 CASE STATUS: 520 AGR ACTIVE
 ID ORG: 55555556
 AGREEMENT TYPE: 200 R/E AGREEMENT
 AGREEMENT AMOUNT: 9960.00 AGREEMENT DATE: 11/07/2011
 DOWN PAYMENT AMT: 1000.00 NUM OF INSTALLMENTS: 24
 INSTALLMENT AMT: 373.33 FIRST INSTALL DATE: 12/01/2011
 AGREEMENT BALANCE: 1866.73 INSTALLMENTS PAID: 19
 TOTAL AMT PAID: 8093.27
 NUMBER PERIODS ATTACHED: 4
 DATE LAST PERIOD ADDED: 11/07/2011

ENTER=PROCESS PF2=CAN AGR PF4=NOTES PF5=CASE PF10=PERIODS PF12=EXIT

Full payment was made to the City
 by FD Bank. but all moneys paid
 as payment plan of \$8,093.27 was kept
 by the city. Refund is due.

PMNTS THRU	TAX DUE	INTEREST DUE	PENALTY DUE	CHARGES	TOTAL DUE
04/25/2019	3,436.78	820.06	214.92	960.11	5,431.87

Abraham Ithuah - Taxes + Water Bill 1/2/20125551 MORRIS Street
Phila PA 19144Water Bill - 1,436.04
Tax Bill - 4,901.691700 N. DOVER Street
Phila PA 19121Water Bill -
Tax Bill - 1,350.582153 W 66th Avenue
Phila PA 19138Water Bill - 1,305.43
Tax Bill - 6,257.3533 S. 53rd Street
Phila PAWater Bill - \$58.99
Tax Bill - 8,851.13624 N. 12th Street
Water Bill - \$694.74
Tax Bill - 2,996.493843 Fairmount Ave
Water Bill - 9,745.7.
Tax Bill - 5,065.442538 N. Gratz Street
Phila PA 19132
Water Bill - \$725.68
Tax Bill - \$610.08212 S. Edgewood St
Phila. PAWater Bill - 4,659.11
Tax Bill - 1,610.232507 N. 19th Street
Phila PA 19132Water Bill - \$753.60
Tax Bill - 1,353.333765 N. BOUVIER St
Phila PAWater Bills - \$471.24
Tax Bills - 5,353.874021 Neilson Street
PhilaWater Bill - 1,677.57
Tax Bill - 3,525.73

503 W. Taboul Road

1/6/2020

Live Database Area

United States Bankruptcy Court
Eastern District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 01/06/2020 at 12:03 PM and filed on 01/06/2020.

Abraham O. Ituah
PO Box 7791
Philadelphia, PA 19104
SSN / ITIN: xxx-xx-1699
Tax ID / EIN: 48-1305711
dba A.I. Osaze & Sons Enterprise



The case was filed by the debtor's attorney:

MICHAEL A. CIBIK2
Cibik & Cataldo, P.C.
1500 Walnut Street
Suite 900
Philadelphia, PA 19102
215-735-1060

*Effect of fraud,
compelled to file
bankruptcy*

The case was assigned case number 20-10058-jkf to Judge Jean K. FitzSimon.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our Internet home page <http://ecf.paeb.uscourts.gov> or at the Clerk's Office, 900 Market Street, Suite 400, Philadelphia, PA 19107.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Timothy B McGrath
Clerk, U.S. Bankruptcy Court

PACER Service Center

7/25/17, 10:23 AM

Live Database Area

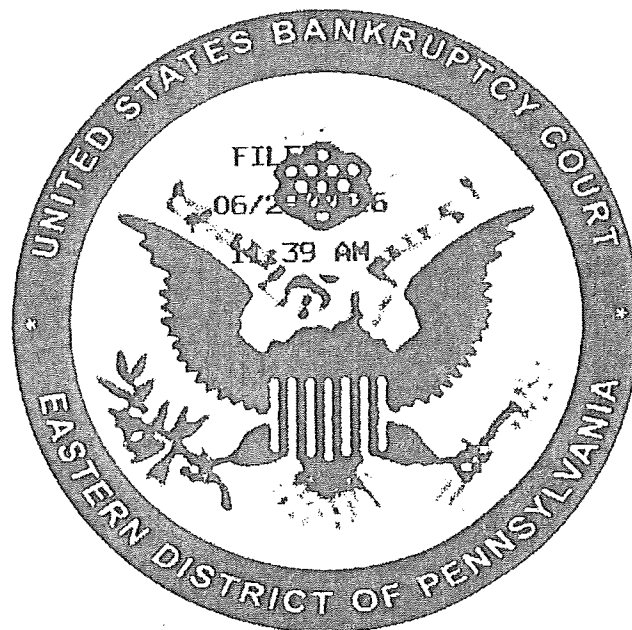
United States Bankruptcy Court
Eastern District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 06/28/2016 at 11:39 AM and filed on 06/28/2016.

Abraham O. Ituah
92 Robinson Avenue
Newburgh, NY 12550
SSN / ITIN: xxx-xx-1699

Abraham Oszze Ituah
PO BOX 48024
Philadelphia, PA 19144



The case was filed by the debtor's attorney: The bankruptcy trustee is:

MICHAEL P. KUTZER
1420 Walnut Street, Suite 800
Philadelphia, PA 19102-3604
215-687-6370

FREDERICK L. REIGLE
Chapter 13 Trustee
2901 St. Lawrence Ave.
P.O. Box 4010
Reading, PA 19606
(610)779-1313

The case was assigned case number 16-14559-sr to Judge Stephen Raslavich.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.paeb.uscourts.gov> or at the Clerk's Office, 900 Market Street, Suite 400, Philadelphia, PA 19107.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.



paeb.uscourts.gov/cgi-bin/NoticeOfFiling.pl?463528

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : Chapter 13

ABRAHAM O ITUAH

Debtor(s) : Bky. No. 20-10058 -AMC

**ORDER DISMISSING CHAPTER 13 CASE AND SETTING DEADLINE FOR
APPLICATIONS FOR ALLOWANCE OF ADMINISTRATIVE EXPENSES**

AND NOW, upon consideration of the Motion to Dismiss Case filed by Scott F. Waterman, Standing Trustee ("the Trustee"), and after notice and hearing, it is hereby **ORDERED** that:

1. This chapter 13 bankruptcy case is **DISMISSED**.
2. Counsel for the Debtor(s) shall file a master mailing list with the Clerk of the Bankruptcy Court if such has not been previously filed.
3. Any wage orders previously entered are **VACATED**.
4. Pursuant to 11 U.S.C. §349(b)(3), the undistributed chapter 13 plan payments in the possession of the Trustee shall not revert in the entity in which such property was vested immediately before the commencement of the case. All other property of the estate shall revert pursuant to 11 U.S.C. §349(b)(3).
5. All applications for allowance of administrative expenses (including applications for allowance of professional fees) shall be filed within twenty (20) days of the entry of this Order.
6. **Promptly after the expiration of the time period set forth in Paragraph 5 above, Counsel for the Debtor(s) shall file either:** (a) a Certification of No Response confirming that neither an objection to the proposed compensation nor an application for administrative expense has been filed or (b) a Certification that an objection or an application has been filed (after which the Clerk shall schedule a hearing on all such applications).
7. If no Certification, as required above in Paragraph 6 has been entered on the docket within sixty-three (63) days of the entry of this Order, then the Standing Trustee shall: (a) if any applications for administrative expenses other than Debtor(s)' Counsel's have been filed, request a hearing thereon or (b) if no such applications have been filed, return the undistributed chapter 13 plan payments in his possession to Debtor(s) pursuant to 11 U.S.C. §1326(a)(2).



**ASHELY M. CHAN
U.S. BANKRUPTCY JUDGE**

Date: September 23, 2020

18-35408-cgm Claim 3-1 Filed 05/14/18 Pg 41 of 45



THE PHILADELPHIA MUNICIPAL COURT
JUDGMENTS & PETITIONS UNIT
ROOM 1003, 1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
215-686-7989

Marsha H. Neifield, President Judge
PRESIDENT JUDGE

CLAIM NO. CE-10-06-72-0828

Commonwealth of Pennsylvania, City of
Philadelphia
Water Revenue Bureau
Philadelphia, PA 19102

PLAINTIFF(S)

ABRAHAM ITUAH
508 W TABOR RD
PHILADELPHIA, PA 19120

DEFENDANT(S)

TERRE-TENANT(S)

WRIT OF REVIVAL

(1) You are notified that the Plaintiff(s) has (have) commenced a proceeding to revive and continue the lien of the judgment in the above entitled cause.

(2) The Plaintiff(s) claims (claim) that the amount due and unpaid is \$ 4976.80 with interest from 10/21/2010.

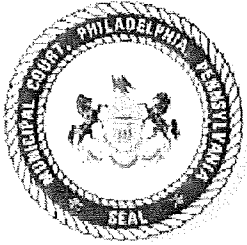
(3) You are required within twenty (20) days after service of this writ to file an answer or otherwise plead to this writ. If you fail to do so judgment of revival will be entered.

Office of Judicial Records

BY: Water and Sewer

FILED IN BULK

DATE: 10/18/2016



THE PHILADELPHIA MUNICIPAL COURT
JUDGMENTS & PETITIONS UNIT
ROOM 1003, 1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
215-686-7989

Marsha H. Neifield, President Judge
PRESIDENT JUDGE

CLAIM NO. CE-10-06-72-0416

Commonwealth of Pennsylvania, City of
Philadelphia
Water Revenue Bureau
Philadelphia, PA 19102

PLAINTIFF(S)

ABRAHAM ITUAH
5229 GERMANTOWN AVE
PHILADELPHIA, PA 19144

DEFENDANT(S)

TERRE-TENANT(S)

WRIT OF REVIVAL

(1) You are notified that the Plaintiff(s) has (have) commenced a proceeding to revive and continue the lien of the judgment in the above entitled cause.

(2) The Plaintiff(s) claims (claim) that the amount due and unpaid is \$ 5942.58 with interest from 10/05/2010.

(3) You are required within twenty (20) days after service of this writ to file an answer or otherwise plead to this writ. If you fail to do so judgment of revival will be entered.

Office of Judicial Records

BY: Water and Sewer

FILED IN BULK

DATE: 10/07/2015

18-35408-cgm Claim 3-1 Filed 05/14/18 Pg 30 of 45



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
 1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

Patricia R. McDermott, Deputy Court Administrator

CE-15-06-32-0026

City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102	ABRAHAM ITUAH 5229 GERMANTOWN AVE. PHILADELPHIA, PA 19144
<i>Plaintiff</i>	<i>Defendant(s)</i>

City of Philadelphia: Department of Licenses and Inspections

 Plaintiff/Attorney
 Attorney # _____

 Address &
 Phone

 1401 JFK Blvd., 11th Floor Code Enforcement Unit
 Philadelphia, PA 19102
 Roger S. Tenant Sr, Acting Manager 215-686-1441
 or 215-686-1442

ORDER

AND NOW, to wit this 11th day of March, 2016, upon consideration of the above captioned complaint, it is hereby ordered and decreed that the above captioned case be marked as follows:

Judgment by Agreement. See attached Agreement for remarks.

The previous disposition of Judgment for Plaintiff by Default entered on 07/28/2015 has been vacated. The description of that disposition was: Judgment for Plaintiff by Default. Judgment in the amount of \$4,000.00, plus \$0.00 Costs. Entered 07/28/2015 02:48 PM.

Parties Appearing: City of Philadelphia: Department of Licenses and Inspections.

BY THE COURT:

Marsha H. Neifield D.N.J. (MDB)
 J.

18-35408-cgm Claim 3-1 Filed 05/14/18 Pg 24 of 45



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
 1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

John J. Joyce, Deputy Court Administrator

CE-17-11-33-0027

City of Philadelphia, Bureau of Administrative Adjudication 913 Filbert Street Philadelphia, PA 19107	ABRAHAM ITUAH 92 ROBINSON AVE NEWBURGH, NY 12550
<i>Plaintiff</i>	<i>Defendant(s)</i>

Adriana K. Gonzalez

Plaintiff/Attorney

Attorney # 318831

Address &
PhoneMunicipal Services Building 1401 JFK Boulevard,
5th Floor
Philadelphia, PA 19102**ORDER**

AND NOW, to wit this 24th day of January, 2018, upon consideration of the above captioned complaint, it is hereby ordered and decreed that the above captioned case be marked as follows:

Judgment for Plaintiff by Default. Judgment in the amount of \$2,400.00, plus \$27.00 Costs.

BY THE COURT:

J. DUNN J.

B

2507 N. 19th Street

Accounts Created

Stopping Plaintiff from
Selling Property and
Caused Settlement agent
to withhold Plaintiff

\$19,948.02

Selections: Sort Options:

Report Date:

5/17/2022 10:40:21 PM

866 646 9439

Date

	Defendant Information	Plaintiff Information	Date Filed Revised Date	Court	Case # Amount
1	ITUAH, ABRAHAM 19144,5229 GERMANTO	COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA	10/4/2021		1006720416
			10/5/2010	CE	\$6,042.58
2	ITUAH, ABRAHAM 19134,3301 A ST	CITY OF PHILADELPHIA LAW DEPARTMENT, WATER REVENUE	7/6/2021		1510720844
			6/6/2016	CE	\$6,144.54
3	ITUAH, ABRAHAM 19124,4021 NEILSON	CITY OF PHILADELPHIA LAW DEPARTMENT, WATER REVENUE	7/6/2021		1512720658
			6/6/2016	CE	\$1,981.19
4	ITUAH, ABRAHAM 19120,508 W TABOR RD	CITY OF PHILADELPHIA LAW DEPARTMENT, WATER REVENUE	7/6/2021		1512720875
			6/6/2016	CE	\$9,624.79
5	ITUAH, ABRAHAM 19144,5229 GERMANTOW	CITY OF PHILADELPHIA LAW DEPARTMENT, WATER REVENUE	2/1/2021		1503720887
			1/25/2016	CE	\$4,009.40
6	ITUAH, ABRAHAM 19132,2507 N 19TH ST	CITY OF PHILADELPHIA LAW DEPARTMENT, WATER REVENUE	8/29/2019		1907720216
			8/29/2019	CE	\$1,583.99

Nothing short of: Regulation granting the award of \$500k following the payment made to acquire the property as listed. No other additional information was provided on the listing. The Assignment is good for 2 years and unaccessable until final judgment is obtained.

I have hired Attorney service to obtain the final judgment before moving in to fix any part of the building. I don't want to believe that the city of Camden, held back information required to make well informed decision. I expect the construction department do what it is necessary to prevent it property from further damages during the expiration of 2 years.

4657528
866 646 9439

2507 N 19TH ST
 Philadelphia PA 19132-3802
 OPA Number 162079700
 Owner: ITUAH ABRAHAM
 Assessed Value: \$75800.00
 Sale Date: 07/30/2013
 Sale Price: \$1.00

Year	Principal	Interest	Penalty	Other	Total	Lien Number	City Solicitor	Status
2001	0.00	0.00	0.00	0.00	0.00			
2002	0.00	0.00	0.00	0.00	0.00			
2003	0.00	0.00	0.00	0.00	0.00			
2004	0.00	0.00	0.00	0.00	0.00			
2005	0.00	0.00	0.00	0.00	0.00			
2006	0.00	0.00	0.00	0.00	0.00			
2007	0.00	0.00	0.00	0.00	0.00			
2008	0.00	0.00	0.00	0.00	0.00			
2009	0.00	0.00	0.00	0.00	0.00			
2010	0.00	0.00	0.00	0.00	0.00			
2011	0.00	0.00	0.00	0.00	0.00			
2012	0.00	0.00	0.00	0.00	0.00			
2013	0.00	0.00	0.00	0.00	0.00			
2014	0.00	0.00	0.00	0.00	0.00			
2015	0.00	0.00	0.00	0.00	0.00			
2016	0.00	0.00	0.00	0.00	0.00			
2017	0.00	0.00	0.00	0.00	0.00			
2018	0.00	0.00	0.00	0.00	0.00			
2019	713.86	160.61	49.97	152.40	1076.84	2002R19444682	MARCEL S. PRATT	
2020	716.16	96.68	50.13	148.72	1011.69	2102R20488405	DIANA CORTES	
2021	745.33	33.54	37.27	145.91	962.05	2202R21533126	DIANA CORTES	
2022	648.11	29.16	0.00	0.00	677.27			
Total	2823.46	319.99	137.37	447.03	3727.85	ON HUD pd on Sellerside.		

6-17-22

6/20
BMD



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

Patricia R. McDermott, Deputy Court Administrator

CE-14-02-72-0608

Commonwealth of Pennsylvania, City of Philadelphia Water Revenue Bureau Philadelphia, PA 19102	ABRAHAM ITUAH 508 W TABOR ROAD PHILADELPHIA, PA 19120
<i>Plaintiff</i>	<i>Defendant(s)</i>

Marco A Muniz

Plaintiff/Attorney

Attorney # 081300

**Address &
Phone**

1515 Arch St. One Parkway Building- 14th floor-
Claims Unit
Philadelphia, PA 19102
215-683-5374

ORDER

AND NOW, to wit this 26th day of March, 2015, upon consideration of the above captioned complaint, it is hereby ordered and decreed that the above captioned

case be marked as follows:

TapeID: 6 Start Position: 2:21 End Position: 2:23

Judgment for Plaintiff by Default. Judgment in the amount of \$1,485.01, plus \$0.00 Costs. CONTINUANCE REQUEST IS DENIED

BY THE COURT:

MARVIN L. WILLIAMS, SR.

(D.M.)

J.



CITY OF PHILADELPHIA

REVENUE DEPARTMENT
Law/Tax Unit
Municipal Services Building
1401 JFK Boulevard
Philadelphia, PA 19102-1595

Susan M. Crosby
Divisional Deputy City Solicitor

Direct Dial: (215) 686-0507
Facsimile: (215) 686-0588
Electronic mail: susan.crosby@phila.gov

June 21, 2016

Abraham Ituah
5229 Germantown Avenue
Philadelphia, PA 19144

CE-15-03-72-0887

Property Address: 5229 Germantown Avenue

To Whom It May Concern:

Enclosed please find Discovery pertaining to the above referenced CE case. If you have any questions, please do not hesitate to contact me at 215-686-0557.

Sincerely,

Shari Outen
(Enclosures)

CUSTOMER NAME:

ACCOUNT NUMBER:

SERVICE ADDRESS:

ABRAHAM ITUAH

020-36660-05229-001

5229 GERMANTOWN AVENUE

CREATE DATE	PURPOSE	REFERENCE	TRANSACTION	AMOUNT	DIS/REBATE ADJ	INTER ACCT	RUNNING BAL	UNALLOCATED
12/31/2014	BILL	BL048378754	12/31/2014	245.23	0	0	9005.48	245.23
12/3/2014	BILL	BL047782980	12/2/2014	474.75	0	0	8760.25	474.75
12/1/2014	PNLTYINT	DI16967139	12/1/2014	56.71	0	0	8285.5	56.71
10/30/2014	PNLTYINT	DI16732585	10/30/2014	52.27	0	0	8228.79	52.27
10/29/2014	BILL	BL047169383	10/29/2014	352.53	0	0	8176.52	352.53
10/1/2014	LN	IV01234317	10/1/2014	10	0	0	7823.99	10
9/29/2014	BILL	BL046569171	9/29/2014	298.88	0	0	7813.99	298.88
9/29/2014	PNLTYINT	DI16493675	9/29/2014	48.39	0	0	7515.11	48.39
9/2/2014	PNLTYINT	DI16275911	9/2/2014	43.81	0	0	7466.72	43.81
8/28/2014	BILL	BL045971583	8/28/2014	251.19	0	0	7422.91	251.19
7/30/2014	BILL	BL045370903	7/30/2014	182.29	0	0	7171.72	182.29
7/28/2014	PNLTYINT	DI16022974	7/28/2014	45.68	0	0	6989.43	45.68
6/30/2014	PNLTYINT	DI15802478	6/30/2014	42.07	0	0	6943.75	42.07
6/27/2014	BILL	BL044774506	6/27/2014	249.17	0	0	6901.68	249.17
5/30/2014	PNLTYINT	DI15574168	5/30/2014	48.31	0	0	6652.51	48.31
5/29/2014	BILL	BL044176524	5/29/2014	201.28	0	0	6604.2	201.28
5/1/2014	PNLTYINT	DI15335169	5/1/2014	39.42	0	0	6402.92	39.42
4/29/2014	BILL	BL043579063	4/29/2014	367.59	0	0	6363.5	367.59
4/7/2014	POS	REC0028584	4/3/2014	-400	0	0	5995.91	0
4/3/2014	PNLTYINT	DI15094598	4/3/2014	40.4	0	0	6395.91	40.4
4/1/2014	LN	IV01174342	4/1/2014	10	0	0	6355.51	10
3/31/2014	BILL	BL042990569	3/31/2014	215.33	0	0	6345.51	215.33
3/3/2014	BILL	BL042387624	3/3/2014	220.97	0	0	6130.18	220.97
3/3/2014	PNLTYINT	DI14843684	3/3/2014	36.26	0	0	5909.21	36.26



PHILADELPHIA MUNICIPAL COURT
SMALL CLAIMS COMPLAINT

DATE: 3/13/16

CASE: CE-15-06-32-0026

PLAINTIFF:

City of Philadelphia Department of Licenses
& Inspections

DEFENDANT:

Abraham Itua

JUDGMENT BY AGREEMENT

(The agreement below will be entered as an ORDER OF THE COURT)
ALL PARTIES AGREE TO THE FOLLOWING:

<input checked="" type="checkbox"/>	Judgment for plaintiff in the amount of: \$500	plus costs: /	for a total of: \$500
<input type="checkbox"/>	Withdrawn Without Prejudice.		
<input type="checkbox"/>	Settled, Discontinued & ended.		

REMARKS:

- * All payment must be in the form of a money order payable to "City of Philadelphia" and should have the CE# on it. Payment can be sent:
City of Philadelphia Law Department
Code Enforcement Unit, 16th Floor
1515 Arch Street
Philadelphia, PA 19102
- put Att: Will Fernandez
on envelope

\$4,184.362
was fraudulently
collected.

I am in accord with the above agreement and understand that with my signature I am waiving my right to appeal this case.

City of Philadelphia Department of Licenses
& Inspections

Plaintiff

15-686-1441

Phone number

Attorney for plaintiff

Attorney I.D. number

Defendant

Phone number

Attorney for Defendant

Attorney I.D. number



THE MUNICIPAL COURT COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT, WHICH REQUIRES THAT ALL COURT SERVICES AND FACILITIES BE ACCESSIBLE TO PERSONS WITH DISABILITIES ON AN EQUAL BASIS TO THOSE WITHOUT DISABILITIES. IF YOU HAVE A DISABILITY, ANY REQUEST FOR ACCOMMODATIONS TO FILE A CLAIM, PARTICIPATE IN A MUNICIPAL COURT PROCEEDING, OR USE ANY SERVICE PROVIDED BY THE COURT, PLEASE CALL 800-781-2222. REQUESTS FOR REASONABLE ACCOMMODATIONS MUST BE MADE AT LEAST 30 DAYS BEFORE THE HEARING OR WITHIN THREE BUSINESS DAYS AFTER SERVICE DELIVERY OF THE NOTICE OF THE HEARING WHICHEVER IS LATER.

SA-21820

#3

Cut Out & Use to Mail Payment to:

City of Philadelphia - Law Department

Code Enforcement Unit

Phone: 215 683-5110

Fax: 215 683-5299

Email: LawCodeEnforce@phila.gov

Date: January 31, 2019

This offer will expire 30 days from the date of this bill.

City of Philadelphia, Law Department

Code Enforcement Unit

c/o T. Taylor

1515 Arch Street, 15th Floor

Phila., PA 19102-1595

Judgment(s) Statement**Arising from Violations Issued by the Dept. of Licenses and Inspections****TOTAL AMOUNT OWED: 8,173.04**The City of Philadelphia has judgments against **Abraham Ituah**

#	DATE OF JUDGMENT	CASE NUMBER	JUDGMENT AMOUNT INCL. COSTS	POST-JUDGMENT INTEREST	(IF APPLICABLE) JUDGMENT REVIVAL COST	TOTAL DUE
1	7/28/2015	CE-15-06-32-0026	\$4,000.00	\$843.62	\$0.00	\$4,843.62
2	4/3/2017	CE-17-02-32-0300	\$3,000.00	\$329.42	\$0.00	\$3,329.42

Paid SA-20808 Michael Riley

***** I the buyer is purchasing the property subject to the above lien.

Eli Gabay, Sole Memeber of ATLAS INVESTMENTS, LLC

PLEASE NOTE: All payments are to be made with guaranteed funds, such as a bank check or money order, made payable to "City of Philadelphia" and directed to the City of Philadelphia Law Department, Code Enforcement Unit, 1515 Arch Street, 15th Floor Philadelphia, PA.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment

This is a judgment payoff statement based on the information provided. This statement does not serve as a judgment or lien search and may not include all Municipal Court judgments against a particular entity/individual. This statement does not include any fees owed to the Department of Licenses and Inspections, any in rem liens on a property placed due to work performed by the City or the status of violations on a particular property.

For information regarding liens you can search the Locality/In Rem Index with the Philadelphia Court of Common Pleas at City Hall Room 262 and/or obtain a lien statement by emailing agency.receivables@phila.gov.

For information regarding reinspection fees or other fees you must contact the Department of Licenses and Inspections. For the status of violations you can either obtain a property certification for the Department of Licenses and Inspections or search the property history at www.phila.gov/LI or <https://atlas.phila.gov/>.



City of Philadelphia

Law Department
Tax Unit: Mass Litigation Water
Municipal Services Building
1401 JFK Boulevard
Philadelphia, PA 19102-1595

Property Address: <u>33 S. 53rd Street</u> Account #: <u>049-88850-00033-001</u> Last Meter Reading: <u>11</u> Taken On: <u>May 12, 2021</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>Apr 13, 2021</u> to <u>May 12, 2021</u> Water/Sewer Balance: <u>6255.10</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>6255.10</u>		Discontinued Account(s) <input type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	
	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	
Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	
HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____		
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>6255.10</u> GOOD THROUGH: <u>Jun 14, 2021</u> Additional Comments: _____ _____ _____			

Law Department Representative's Name: rburton

Date: 6/1/21

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Philadelphia Law Department, 1401 John F. Kennedy Blvd, Room 580, Philadelphia, PA, 19102.

Should you need an updated payoff figure, please send this completed form back with your request.

For Law Department Use Only

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 10/10/2019 at 14:07 JC

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$75,000.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or Closing Fee			
1102. Reimburse w/s printout	to Statewide Abstract Group, Inc		5.00
1103. Title Examination			
1104. Title Insurance Binder			
1105. Deed Preparation	to Statewide Abstract Group, Inc	70.00	
1106. Notary Fees	to Statewide Abstract Group, Inc	10.00	15.00
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Statewide Abstract Group, Inc	868.25	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	75,000.00 - 868.25		
1111. FedEx / Wire Fee	to Statewide Abstract Group, Inc		25.00
1112. Title Clearance	to Statewide Abstract Group, Inc		250.00
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$256.75 ; Mortgage \$; Release \$		256.75	
1202. City/County tax/stamps Deed \$2,458.50 ; Mortgage \$		1,229.25	1,229.25
1203. State Tax/stamps Deed \$750.00 ; Mortgage \$		375.00	375.00
1204. Deed \$; Mortgage \$			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. #1 CE-1506320026	to Satisfied		
1302. 4&6 CE1704330211/CE1711330026	PAID on SA-21870		
1303. w/s thru 2019- 8th cycle	to City of Philadelphia		6,691.87
1304. Muni 292/509/092/368/067	to City of Philadelphia		816.61
1305. 2011-2019 Re Tax (Sept)	to City of Philadelphia		13,055.42
1306. w/s svc 8/3 - 8/30	to Water Revenue Bureau		25.92
1307. w/s usage reading 2160 NO Adp	Water Revenue Bureau		
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,809.25	22,489.07

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

FLORENCE INVESTMENTS, LLC

ABRAHAM ITUAH

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: _____

Previous editions are obsolete

Form HUD-1 (2/05) ref Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

File Number: SA-21871

PAGE 3

TitleExpress Settlement System Printed 10/10/2019 at 14:07 JC

ITEMIZATION OF HUD LINE 1308		
1500. SCHEDULE OF DISBURSEMENTS	BUYER	SELLER
1501.		
1502. 2012-2019 Re Tax to City of Philadelphia		7,951.62
1503. w/s thru 2019- 4th cycle to City of Philadelphia		1,755.35
1504. Reimburse Search to Prosperity Abstract	200.00	
1505. Assignment Fee to Prosperity Industries LLC	8,000.00	
1506. Assignment Fee to Keller Williams	2,000.00	
1507.		
1508.		
1509.		
1510.		
1511.		
1512.		
1513.		
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1515.		
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1517.		
1518.		
1519.		
1520. TOTAL HUD LINE 1308 EXPENSE:	10,200.00	9,706.77

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number SA-21861	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
<p>C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.</p>					<p>TitleExpress Settlement System Printed 10/10/2019 at 14:07 JC</p>
D. NAME OF BORROWER: FLORENCE INVESTMENTS, LLC					
ADDRESS: 1628 JFK Blvd, Suite 2200, Philadelphia, PA 19103					
E. NAME OF SELLER: ABRAHAM ITUAH					
ADDRESS: P.O. Box 7791, Philadelphia, PA 19104					
F. NAME OF LENDER:					
ADDRESS:					
G. PROPERTY ADDRESS: 2153 66th Avenue, Philadelphia, PA 19138					
City of Philadelphia					
H. SETTLEMENT AGENT: Statewide Abstract Group, Inc					
PLACE OF SETTLEMENT: 7901 Bustleton Avenue, Suite 203, Philadelphia, PA 19152					
I. SETTLEMENT DATE: 08/30/2019					
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price 75,000.00			401. Contract sales price 75,000.00		
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400) 2,809.25			403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes 08/30/19 to 12/31/19 574.25			406. City/town taxes 08/30/19 to 12/31/19 574.25		
107. County taxes			407. County taxes		
108. School taxes			408. School taxes		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER 78,383.50			420. GROSS AMOUNT DUE TO SELLER 75,574.25		
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money			501. Excess Deposit (see instructions)		
202. Principal amount of new loans			502. Settlement charges to seller (line 1400) 22,489.07		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of First Mortgage Loan		
205.			505. Payoff of second mortgage loan		
206.			506.		
207.			507.		
208. BUYER to pay 2019- 9th cycle			508. BUYER to pay 2019- 9th cycle		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes			510. City/town taxes		
211. County taxes			511. County taxes		
212. School taxes			512. School taxes		
213.			513.		
214.			514.		
215.			515.		
216.			516. Held Escrow #W0803P5507 1,938.00		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER			520. TOTAL REDUCTION AMOUNT DUE SELLER 24,427.07		
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120) 78,383.50			601. Gross amount due to seller (line 420) 75,574.25		
302. Less amounts paid by/for borrower (line 220)			602. Less reduction amount due seller (line 520) 24,427.07		
303. CASH FROM BORROWER 78,383.50			603. CASH TO SELLER 51,147.18		

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No:) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: - - - - - SELLER(S) SIGNATURE(S): - - - - -

SELLER(S) NEW MAILING ADDRESS: - - - - -

SELLER(S) PHONE NUMBERS: - - - - - (H) - - - - - (W)

Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701.	\$0.00	to			
702.	\$0.00	to			
703.	Commission paid at settlement				
800. Items Payable in Connection with Loan					
801.	Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE A)		
804.	Appraisal fee	to	(from GFE #3)		
805.	Credit report	to	(from GFE #3)		
806.	Tax service	to	(from GFE #3)		
807.	Flood certification	to	(from GFE #3)		
808.		to			
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 08/26/2019 to 09/01/2019 @ \$0.00/day	(from GFE #10)		
902.	Mortgage insurance premium	months to	(from GFE #3)		
903.	Homeowner's insurance	months to	(from GFE #11)		
904.		months to	(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance	months @ \$ /month			
1003.	Mortgage insurance	months @ \$ /month			
1004.	Property taxes	months @ \$ /month			
1005.		months @ \$ /month			
1006.	School taxes	months @ \$ 0.00/month \$			
1007.	Aggregate Adjustment	\$			
1100. Title Charges					
1101.	Title services and lender's title insurance	\$	(from GFE #4)	224.00	
1102.	Settlement or closing fee	to \$			
1103.	Owner's title insurance	\$	(from GFE #5)	1,880.00	
1104.	Lender's title insurance	\$			
1105.	Lender's title policy limit \$0.00 Lender's Policy				
1106.	Owner's title policy limit \$250,000.00 Owner's Policy				
1107.	Agent's portion of the total title insurance premium	\$1,635.60			
1108.	Underwriter's portion of the total title insurance premium	\$244.40			
1109.	Reimburse w/s printout	to Statewide Abstract Group, Inc			5.00
1110.	Title Clearance	to Statewide Abstract Group, Inc			250.00
1111.	Fedex/Wire Fee	to Statewide Abstract Group, Inc			25.00
1112.	Notary Fee	to Statewide Abstract Group, Inc			20.00
1200. Government Recording and Transfer Charges					
1201.	Government recording charges	\$	(from GFE #7)	483.50	
1202.	Deed \$256.75	Mortgage \$226.75 Release \$			
1203.	Transfer taxes	\$	(from GFE #8)	5,347.50	
1204.	City/County tax/stamps	Deed \$8,195.00 Mortgage \$			4,097.50
1205.	State Tax/stamps	Deed \$2,500.00 Mortgage \$			1,250.00
1206.		Deed \$ Mortgage \$			
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)		
1302.	2019 Re Tax August	to			5,665.52
1303.	#1 Case# 190202403	to OK TO REMOVE			
1304.	#2 Case# 190303867	to OK TO REMOVE			
1305.	#3 Case #110503223/ Mortgage Doc 513	to TD Bank			180,000.00
1306.	#4 CE-1006720416	to WITHDRAWN PER WATER DEPARTMENT			
1307.	#5 CE-1006720828	to City of Philadelphia			110.00
1308.	#6 CE-1308720811	to City of Philadelphia			88.00
1309.	#7 CE-1402720608	to City of Philadelphia			88.00
1310.	#8 PAID SA-21870	to PAID SA-21870			
1311.	#9 PAID SA-21870	to PAID SA-21870			
1312.	#10 LT-1509114250	to OK TO REMOVE			
1313.	2013-2019 Refuse	to			3,636.98
1314.	Muni Lien #17090457	to			2,981.38
1315.	Water Settlement	to			25,548.53
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				7,935.00	223,765.91

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

5,775.52
176.00
5,951.52
3,636.98
9,588.50
2,981.38
12,569.88
25,548.53
38,118.41

Previous editions are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: SA-21870

Form HUD-1 (3/86) ref Handbook 4305.2

PAGE 2

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 02/13/2019 at 15:07 MR

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$50,000.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or Closing Fee			
1102. Reimburse w/s printout	to Statewide Abstract Group, Inc		5.00
1103. Title Examination			
1104. Title Insurance Binder			
1105. Deed Preparation	to Statewide Abstract Group, Inc	70.00	
1106. Notary Fees	to Statewide Abstract Group, Inc	14.00	15.00
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Statewide Abstract Group, Inc	711.50	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	50,000.00 - 711.50		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 256.75 ; Mortgage \$; Release \$		256.75	
1202. City/County tax/stamps Deed \$ 1,639.00 ; Mortgage \$		819.50	819.50
1203. State Tax/stamps Deed \$ 500.00 ; Mortgage \$		250.00	250.00
1204. Deed \$; Mortgage \$			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. 2019 Re Tax Discount	to City of Philadelphia	1,592.29	
1302. 2012-2018 Re Tax 1504T0328	to City of Philadelphia		8,687.70
1303. w/s thru 2019- 1st cycle	to City of Philadelphia		3,163.94
1304. Judgment 3 CE1506320026	to City of Philadelphia		4,843.62
1305. #6&7 CE1704330211/1711330027	to City of Philadelphia		13,727.00
1306.			
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		3,714.04	31,511.76

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

AS INVESTMENTS, LLC

AS AMITUAH

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: DATE:

Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: SA-21871

PAGE 2

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 05/08/2019 at 11:51 MR

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$56,000.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or Closing Fee			
1102. Reimburse w/s printout	to Statewide Abstract Group, Inc		5.00
1103. Title Examination			
1104. Title Insurance Binder			
1105. Deed Preparation	to Statewide Abstract Group, Inc	70.00	
1106. Notary Fees	to Statewide Abstract Group, Inc	14.00	15.00
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Statewide Abstract Group, Inc	749.12	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	56,000.00 - 749.12		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 256.75 ; Mortgage \$; Release \$		256.75	
1202. City/County tax/stamps Deed \$ 1,835.68 ; Mortgage \$		917.84	917.84
1203. State Tax/stamps Deed \$ 560.00 ; Mortgage \$		280.00	280.00
1204. Deed \$; Mortgage \$			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.			
1302.			
1303. #9 Case ID#12120248 to PA Department of Revenue			1,128.59
1304. #10 CE-1408320815 to City of Philadelphia			754.75
1305. #11 CE-1410720299 to City of Philadelphia			1,527.50
1306. #12 CE-1501330231 to City of Philadelphia			1,073.00
1307. #13 CE-1505320704 to City of Philadelphia			4,265.78
1308. Other Disbursements (1520)		10,200.00	9,706.77
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		12,487.71	19,674.23

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

DELICIA FUTURE, LLC

By: MELIDA KNIBBS, SOLE MEMBER

ABRAHAM ITUAH

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: _____

U.S. DEPARTMENT OF HOUSING AND DEVELOPMENT
SETTLEMENT STATEMENT

File No: SA-20800

PAGE 2

Title: Settlement System Printed 01/08/2019 at 11:15 NS

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$70,000.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or Closing Fee			5.00
1102. Reimburse w/s printout	to Statewide Abstract Group, Inc		
1103. Title Examination			
1104. Title Insurance Binder		70.00	
1105. Deed Preparation	to Statewide Abstract Group, Inc	14.00	15.00
1106. Notary Fees	to Statewide Abstract Group, Inc		
1107. Attorney's fees			
(includes above items No:)	836.90	
1108. Title Insurance	to Statewide Abstract Group, Inc		
(includes above items No:)		
1109. Lender's Policy	105,500.00 - 1,059.20		
1110. Owner's Policy	70,000.00 - 222.30		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 252.00 ; Mortgage \$; Release \$		252.00	
1202. City/County tax/stamps Deed \$ 2,294.60 ; Mortgage \$		2,294.60	
1203. State Tax/stamps Deed \$ 700.00 ; Mortgage \$		700.00	
1204. Deed \$; Mortgage \$			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. #1 SC-1603033508	to Lorie Patterson c/o Rachel Garland		4,951.00
1302. #2 CE-1612820075	to Water Revenue Bureau		2,417.01
1303. #3 CE-1702320301	to City of Philadelphia		3,307.23
1304. #4 CE-1702320300			3,809.00
1305. #5 CE-1705330178	to City of Philadelphia		1,649.98
1306. #6 CE-1801820326	to Water Revenue Bureau		8,380.13
1307. w/s thru 2018- 12th cycle	to City of Philadelphia	31,243.06	5,729.52
1308. Other Disbursements (1520)			
1400. TOTAL SETTLEMENT CHARGES	(enter on lines 103, Section J and 502, Section K)	35,410.56	30,263.87

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

LEVELS INVESTMENTS LLC

By: MICHAEL KINH HO, SOLE MEMBER

ABRAHAM O. TIUAF

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

1/8/19

Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: SA-21871

PAGE 3

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 10/10/2019 at 14:07 JC

ITEMIZATION OF HUD LINE 1308		
1500. SCHEDULE OF DISBURSEMENTS	BUYER	SELLER
1501.		
1502. 2012-2019 Re Tax to City of Philadelphia		7,951.62
1503. w/s thru 2019- 4th cycle to City of Philadelphia		1,755.15
1504. Reimburse Search to Prosperity Abstract	200.00	
1505. Assignment Fee to Prosperity Industries LLC	8,000.00	
1506. Assignment Fee to Keller Williams	2,000.00	
1507.		
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1513.		
1514.		
1515.		
1516.		
1517.		
1518.		
1519.		
1520. TOTAL HUD LINE 1308 EXPENSE:	10,200.00	9,706.77

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

File Number: SA-20800

form HUD-1 (3/86) ref Handbook 4305.2

PAGE 3

TitleExpress Settlement System Printed 10/10/2019 at 14:04 JC

ITEMIZATION OF HUD LINE 1308

1500. SCHEDULE OF DISBURSEMENTS

1501.	BUYER	SELLER
1502. 2014-2018 Re Tax to City of Philadelphia		
1503. Assignment Fee to Michael Ho		5,729.52
1504. 2019 Re Tax to City of Philadelphia	30,000.00	
1505.	1,243.06	
1506.		
1507.		
1508.		
1509.		
1510.		
1511.		
1512.		
1513.		
1514.		
1515.		
1516.		
1517.		
1518.		
1519.		
1520. TOTAL HUD LINE 1308 EXPENSE:	31,243.06	5,729.52

B7
STEVEN
Wakefield

ACTION OF

RETALIATION

From: ITUAH ABRAHAM aituah@aim.com

Subject: Appointment date requested for the 2nd times

Date: May 9, 2022 at 7:23:34 AM

To: Revenue Department revenue@phila.gov, steven.Wakefield@phila.gov,
city.rep@phila.gov, Eli Gabay Egabay18@gmail.com

Mr. Wakefield,

You are aware that the City Revenue department is still closed to the public except on appointments. Last time, I requested for an appointment to meet you, to discuss the decree you erroneously perfected. The cases were referenced as T0393 and T0199. I reaffirmed to you on February 22 2022 at a hearing that the claims on the pending cases were inaccurate because the complaint was initiated on March 2019. I emphasized that the 5 different settlements I completed between 2018 through 2020 supposed to paid off most of the judgments, claims and L&I violations. I mentioned to you that Mike Riley of Statewide Abstract Inc is responsible if the payments were not received. I send mike email to relate your request that canceled checks must be provided to confirm the facts about my claim. I was disappointed and felt it was unfair for you or anyone to proceed with the actions, knowing that the matter was still under investigations. May I know why it was not possible to give me a date that I can meet with you to resolve these account problem? For your information, I sent Mike Riley a subpoena to forward canceled checks to justify how about \$143000 he withheld for the city from the 5 settlements was delivered to the Revenue Department.

Please it is only fair that the decree order you entered should be dismissed because I am optimistic that the claims on the complaint were not accurate. I look forward to hearing from you the date you preferred to meet me with me or simply initial investigations to resolve the payment discrepancies mentioned in all the complaint i mentioned on my complaints including the once I mentioned on my letter to the Mayor of the city of Philadelphia.

Truly yours,

Abraham Ituah (citizen)

[3103819859](https://www.courts.phila.gov/cases/3103819859)

From: ITUAH ABRAHAM aituah@aim.com
Subject: Very unprofessional behavior
Date: May 23, 2022 at 10:38:44 AM
To: Steven Wakefield Steven.Wakefield@phila.gov, city.rep@phila.gov, Eli
Gabay Egabay18@gmail.com

Mr Wakefield,

As you know, a civil servants are supposed to serve the interests of the city of Philadelphia and the residents of Philadelphia as it was clearly defined under the role of the city attorney. I found it offensive for you to hang up while I was still talking and hanged up again when I called back. As you mentioned during our brief conversation. You recognized I paid over \$100000 from my investment in the city your are employed. As employee, it's completely unprofessional to hang up on people you work for. For your information, the tax liens, judgments, violations, and other liabilities appearing on the settlements statements are collective amount from all properties in my name at the time of closing or settlement. It's not a liabilities from that particular property only. In Philadelphia city all liens, judgments, violations and unpaid fees are against every thing you owned. I am surprised you don't know that. Please consult with your colleagues to know what is the practice in your office.

I am still waiting for you response to all the complaints I filed.

Regards,

Abraham Ituah (citizen)

Sent from my iPhone

From: ITUAH ABRAHAM aituah@aim.com
Subject: Why undermining my concerns?
Date: May 24, 2022 at 4:07:50 AM
To: Steven Wakefield Steven.Wakefield@phila.gov, city.rep@phila.gov

Mr Wakefield,

Honestly, your response revealed that you have personal interest on the issue involving Mike Riley. The money paid to me at settlement were only fractions of the sales price. If you view the settlement statements I sent to your office. You would agree that the money withheld by Mike Riley was not only liabilities owed in settled individual property. You deliberately refused to investigate the facts I presented because you felt I am not important and you both can both intimidate me. The \$100000 you referred to, were part of the principal amount I invested to buy the properties sold, not a gain. For you to state as follows is absurd "

No, Mr. Ituah, your documents VERY CLEARLY show that the money you are pretending was withheld was not withheld. If this was your first go round with this unit i'd be more inclined to believe you are confused" you are the person confused not to do your work correctly by investigating all listed referenced file numbers showing on the settlement statements."..but you have on many occasions been in our office and even in front of Judge Wright" Have ever honestly discussed the issues with me. "...You know we weren't paid" Mike Riley supposed to have paid your office all liens before settlement. "... You know you were paid. The settlement sheets show you were paid. It is time for you to acknowledge that you were given 100k in settlement. you were. not us. not mike. you. you were given 100k and you elected not to pay your outstanding bills. pay your bills. pay them" Mr Wakefield, it's not possible to reach settlement with Mike Riley if all the lien against the properties you owed are not zeroed. It's after this that I got my proceeds. Do you think I got the property I owned for free. I explained on my previous email that I invested over 1 million dollars in real estate market here in Philadelphia. You saw on the settlement statements that Mike had on his possession over \$143000 to be delivered to the city. The amount was to covered all open liabilities or liens I owed to the city at the time of settlement. Not just for IN REM liens. You need to read the 2 original complaint claims filed on may 2019 by your office. With the complaints you obtained decree to sell my properties free and clear. In spite of the fact that it was evidently clear that most claims highlighted on the complaints are part of the money withheld by Mike Riley. In addition, you further stated that my claims about Cynthia Stavrakis is untrue. Check the court and sales records of 3843 Fairmont Avenue, Philadelphia PA 19104 in your office. You would found that the property was unconventionally sold to third party and Cynthia Stavrakis represented the 3rd party purchaser by filing answers to my petition to set aside sheriff sale. Would you represent third party in a situation like that? She resigned to avoid her professional dishonesty. May be when I finally go to press the world would know the terrible issues silenced in the city of Philadelphia. You also stated that "...Also your contention Re Cynthia Stavrakis is absurd, and when you tell me absurd lies it just convinces me further that you are not a truthful person. Cynthia quit to pursue another job. I know this because when I interviewed at the City they said "you're getting Cynthia's job, she's going into private practice." We even

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Mr Wakefield,

Your explanation was understood under normal circumstances. Unfortunately Mike Riley was engaged in treating all settlements case IN PERSONAM which means all liabilities owed to the city even without judgment were withheld before he closed any of my deal. Mr Wakefield I had over 15 properties at sometime because I moved here from California with over one million dollars to invest in real estate while I was a student at Drexel university. One of the property I bought around Drexel environment at the time was illegally sold by Cnythia starvraski Esquire. She was removed from your position to silence the illegal sale. Mike Riley stopped closing my sales and advised that I do other settlements somewhere else. Consequently, I consulted other title companies but they all had difficulty finalizing the settlement because Mike Riley would not release information regarding the 5 properties already settled. It was only recently , I was able to close 2 other properties. At settlement some of the payments withheld by Mike Riley was collected again. I hope to request refund after my claims are verified by referencing the case numbers listed on the settlement statements. Kindly help to resolve this matter with the city.

Regards,

Abraham Ituah (citizen)

Sent from my iPhone

> On May 23, 2022, at 12:48 PM, Steven Wakefield <Steven.Wakefield@phila.gov> wrote:

>

> The third paragraph should instead read

>

> City taxes and Water liens are IN REM which means they are indexed not against you, but against a particular property. They flow with the land, and so if you sell a piece of real estate encumbered with such a lien it becomes the responsibility of the new owner and you lose all liability for it.

>

> -----Original Message-----

> From: Steven Wakefield

> Sent: Monday, May 23, 2022 12:43 PM

> To: ITUAH ABRAHAM <aituah@aim.com>; CityRep <City.Rep@Phila.gov>; Eli Gabay <Egabay18@gmail.com>

> Subject: RE: Very unprofessional behavior

>

> Mr. Ituah

>

> Mr Wakefield,

> First and foremost, you know no reasonable person should believe that someone looking for help from the city can start by abusing senior officer of the city he is looking to get help. You simply refused to let me explain the way my money got into Mike's hand at every settlements I had with him. Mike Riley has hidden agenda he wants to silence. Otherwise, he ought to explain to you that all judgments, liens, other liabilities unsatisfied on record are collectible before settlement, otherwise no settlement takes place. Mike usually delays settlement until every liabilities in my names are collected at settlement. You may look at every referenced cases that appeared on the settlement page I sent to your office. You would discover that all bills from other properties not related to the property at settlement are included. Unfortunately you read it differently as you were probably informed by Mike Riley or his Attorney. I have had my terminal degree education and license real estate and insurance broker. I am not naive not know how my transaction with mike Riley went. He closed five (5) different properties for me and he withheld approximately \$143000 due to the city. If Mike believed he is telling the truth why he hasn't sent the canceled checks I requested on the subpoena? Please I want you to investigate the facts I just presented. Check the referenced docket numbers on the settlement statements and look at the city original complaint. You would found many referenced liens and other liabilities that aren't particularly for the addressed subject property.

> I hope you will remain neutral in this matter and dismissed the decree entered against me because the claims on the original complaints are inaccurate.

> I will have to file either fraud under professional malpractices against Mike Riley.

>

> Sent from my iPhone

>

>> On May 23, 2022, at 10:49 AM, Steven Wakefield <Steven.Wakefield@phila.gov> wrote:

>>

>> Further, I did not recognize that you paid 100,000 to the city. I recognized that you were personally paid 100,000 from your title company.

>>

>> -----Original Message-----

>> From: ITUAH ABRAHAM <aituah@aim.com>

>> Sent: Monday, May 23, 2022 10:39 AM

>> To: Steven Wakefield <Steven.Wakefield@Phila.gov>; CityRep <City.Rep@Phila.gov>; Eli Gabay <Egabay18@gmail.com>

>> Subject: Very unprofessional behavior

>>

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>>

>>

>> Mr Wakefield,

From: ITUAH ABRAHAM aituah@aim.com
Subject: Re: Very unprofessional behavior
Date: May 24, 2022 at 1:38:05 AM
To: Steven Wakefield Steven.Wakefield@phila.gov, city.rep@phila.gov, Eli Gabay Egabay18@gmail.com

Sent from my iPhone

On May 23, 2022, at 9:22 PM, Steven Wakefield <Steven.Wakefield@phila.gov> wrote:

No, Mr. Ituah, your documents VERY CLEARLY show that the money you are pretending was withheld was not withheld. If this was your first go round with this unit i'd be more inclined to believe you are confused, but you have on many occasions been in our office and even in front of Judge Wright. You know we weren't paid. You know you were paid. The settlement sheets show you were paid. It is time for you to acknowledge that you were given 100k in settlement. you were. not us. not mike. you. you were given 100k and you elected not to pay your outstanding bills. pay your bills. pay them.

Also your contention Re Cynthia Stavrakis is absurd, and when you tell me absurd lies it just convinces me further that you are not a truthful person. Cynthia quit to pursue another job. I know this because when I interviewed at the City they said "you're getting Cynthia's job, she's going into private practice." We even worked together, very briefly, so do yourself a favor and just stop. Stop with the untruths.

From: ITUAH ABRAHAM <aituah@aim.com>
Sent: Monday, May 23, 2022 8:53 PM
To: Steven Wakefield <Steven.Wakefield@Phila.gov>; CityRep <City.Rep@Phila.gov>; Eli Gabay <Egabay18@gmail.com>
Subject: Re: Very unprofessional behavior

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Mr Wakefield,

Your explanation was understood under normal circumstances. Unfortunately Mike Riley was engaged in treating all settlements case IN PERSONAM which means all liabilities owed to the city even without judgment were withheld before he closed any of my deal. Mr Wakefield I had over 15 properties at sometime because I moved here from California with over one million dollars to invest in real estate while I was a student at Drexel university. One of the property I

encumbered with such a lien it becomes the responsibility of the new owner and you lose all liability for it.

>

> Judgment liens and the like are what are called "In personam." An In Personam judgment lien attaches to all property you own at the time of judgment, and attaches to all subsequently acquired property. So, to use your debts to the City as of the City's petitions and 5 you sold with Mike as your title agent. On all 7 properties there were IN REM liens. These are not liens against you personally. Additionally, there were a number of IN PERSONAM judgments against you by the City for code violations and the like. As your own documents show, money was withheld to pay all the IN PERSONAM judgments against you (because as you state, an IN PERSONAM judgment attaches to all your property at once). Money was also set aside to pay the IN REM liens encumbering the specific properties you sold.

>

> What was not withheld was money for IN REM liens on properties that were not part of the transaction. Instead, cash was given to you. In total across the 5 properties you sold, you received more than \$100,000 in cash from your title company.

>

> The liens we are foreclosing on for these properties are IN REM liens on the properties themselves. They are not IN PERSONAM liens against you personally. If you sell these properties before we do, you would have no liability to us for the balances.

>

> -----Original Message-----

> From: ITUAH ABRAHAM <aituah@aim.com>

> Sent: Monday, May 23, 2022 12:34 PM

> To: Steven Wakefield <Steven.Wakefield@Phila.gov>; CityRep <City.Rep@Phila.gov>; Eli Gabay <Egabay18@gmail.com>

> Subject: Re: Very unprofessional behavior

>

> External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

> _____

>

> Mr Wakefield,

> First and foremost, you know no reasonable person should believe that someone looking for help from the city can start by abusing senior officer of the city he is looking to get help. You simply refused to let me explain the way my money got into Mike's hand at every settlements I had with him. Mike Riley has hidden agenda he wants to silence. Otherwise, he ought to explain to you that all judgments, liens, other liabilities unsatisfied on record are collectible before settlement, otherwise no settlement takes place. Mike usually delays settlement until every liabilities in my names are collected at settlement. You may look at every referenced cases that

properties in my name at the time of closing or settlement. It's not a liabilities from that particular property only. In Philadelphia city all liens, judgments, violations and unpaid fees are against every thing you owned. I am surprised you don't know that. Please consult with your colleagues to know what is the practice in your office.

>> I am still waiting for you response to all the complaints I filed.

>> Regards,

>> Abraham Ituah (citizen)

>>

>> Sent from my iPhone

>

From: ITUAH ABRAHAM aituah@aol.com
Subject: Fwd: Title for 212 S Edgewood St
Date: Mar 18, 2022 at 11:06:23 AM
To: revenue@phila.gov, ITUAH ABRAHAM aituah@aol.com

Sent from my iPhone

Begin forwarded message:

From: ITUAH ABRAHAM <aituah@aol.com>
Date: February 6, 2022 at 12:43:55 PM EST
To: revenue@phila.gov
Subject: Fwd: Title for 212 S Edgewood St

Revenue officer,

Please accept the attached title report as a notification of problem created by Camen Sanchez and others. I paid in full a judgment amount to Camen Sanchez but she insisted that I signed agreement before receiving the payment. Perhaps she took the money I paid and placed the agreement I signed to cover up the debt on paper. In the same way, I paid \$4500 deposit towards tax liability for 419 W Godfrey Avenue and as well as paid deposits for 4021 Neilson deposit, 3301 A street, 4624 N 12th street and 2507 N 19th Street and 2538 N Gratz street tax accounts and they were placed on payment arrangement. None of these payments appeared on the payments arrangement statements I received after completing the documentation with Camen Sanchez. Also the water supervisor started creating the accounts that were paid at the time of settlement as if no payment were made on any of the above listed properties. The other issue I like to report are the duplicate payments received at settlement. There was a judgement settled for \$500 at the court on reopened of judgment hearing instead of \$4000 previously entered as default \$500 was accepted for settlement. At settlement the \$500 was collected in two different occasions at settlement of my properties, as well as, the full judgment amount was settled for \$500 and I paid by money order to the city attorney in the court room. In the same manner. Chase bank paid over \$5000 on taxes but was credited to 508 W Tabor road but at settlement the same payments were collected again as outstanding taxes and judgment amounts were all collected at settlement at the sale of my properties. The same at the settlement of 5229 Germantown Avenue were the payments of taxes of about \$10000 made me, was not refunded. Meanwhile all tax

From: **Angelina** <angelina@prosperityabstract.com>

Date: Thu, Jan 27, 2022 at 4:27 PM

Subject: Title for 212 S Edgewood St

To: <williamtaylorhannum@gmail.com>

Cc: tessa@prosperityabstract.com <tessa@prosperityabstract.com>

Hello,

Please see the attached title commitment. At this time, we are in need of the following items before we are able to schedule settlement.

- Seller LLC docs (Cert of Org, EIN, Oper Agr)
- ID for Seller
- Corp Lien Cert (**need EIN to order**)
- Payoff for Judgment CE-1411720918 - water for this property (**we ordered, not back yet**)

We have reached out to the seller on these items.

Please be advised, PWD is severely behind in providing payoffs. The current turnaround time is 6-8 weeks.

Thank you,

Angelina Marcucci
Title Intake Processor

36 N. 3rd St.
Philadelphia, PA 19106
Office: 888.808.2488
Direct: 267.866.7147
Fax: 866.391.1986

[Order Title on our Website](#) or by sending an email to [Title Intake](#)

ALWAYS CALL TO VERIFY WIRING INSTRUCTIONS BEFORE SENDING MONEY.

From: ITUAH ABRAHAM aituah@aim.com
Subject: Re: Why the delay?
Date: Jun 6, 2022 at 4:07:11 PM
To: Steven Wakefield Steven.Wakefield@phila.gov, city.rep@phila.gov,
ituahabraham@gmail.com

Mr Wakefield,

Thanks for responding on time. I don't expect a civilized and educated citizen doing business in the city of Philadelphia to threaten the city he lived and work. Remember, I am unfavored man engaging in legitimate business in this city. Unfortunately the legal staffs tends to use there positions to frustrate businessmen they consider to be a threat as they abuses their authority. In my own case for instance, legal staffs sold my property illegally and represented the third party buyer when I filed a motion to set aside sheriff sale. In the same way, you took the side of title agent Mike Riley to seek sanction against me for making efforts to recover the money Mike withheld for the city. I have unjustly victimized to the extent that I have to file bankruptcy 3 times to get a relief from the intimidation but all to no avail. At last my 4 unit property was demolished because the city was a defendant on the case I filed with U S bankruptcy court southern district of New York. My ML 320 Mercedes Benz I parked in the rear of my house was towed without any prior violation notices. A staff created water bill of one of my property to about \$30000 and I was made to pay for it. For these reason, I decide to surrender and sell all the properties I owned in this city I invested 1 million dollars that I raised in Californis state. I know it will remained in history as changes are happening already as long as I am doing what's right. You Mr. Wakefield got your position because Stavrakis Cynthia resigned to avoid legal challenge. I wish the legal department honestly investigated the allegations I reported to the city and determined the facts instead of ignoring my concerns and maintaining unfair positions.

Mr. Wakefield, I hope you are not indirectly avoiding your responsibilities as Deputy city Attorney Inchsрге of tax and revenue? Water department is part of revenue. The title agent reported to me that they have been waiting to get verification from revenue because of the judgments they saw unsatisfied and that they have been waiting for response. For that reason, I communicated the concerns to you as the head of the department. Your response suggested as if you are not responsible for the action of those working at the revenues. I stated on my email that I will be loosing money if the delays in revenue response continues.

Please let us do the right things in the sight of God and justice. We all have a role to play to make the city and the world in general becomes a better place for us to coexist in peace.

\$34,500

3748 Rainwater Ave
Only

\$11,000 was refunded

- RETALIATION -

3843 Fairmont Ave - Sold.

Purported sold for \$34,500

Balance from Sheriff Office \$31,000

Ms. Pamela Thurmond gave plaintiff
about \$11,000

Whereas, Plaintiff did no owe on the
utility on the property. Mr. Thurmond
Created account and held plaintiff
responsible for the old tenants owed
on the property. The document from the
Court attest to the fact that water and
other utilities was paid by her (Tenant)
See the documents attached.

Carl R. Greene

INITIAL LEASING DETERMINATION LETTER

Date: October 30, 2009

To: A I Osaze & Sons Enterprise
P O Box 48024
Philadelphia, PA 19144

Re: 3843 Fairmount Ave

Client# 143531

Dear Owner:

Thank you for your interest in the Housing Choice Voucher Program. This letter provides you with information concerning the status of the above captioned unit for inclusion in the Philadelphia Housing Authority's Housing Choice Voucher Program.

The above referenced unit has been approved for inclusion in the Housing Choice Voucher Program. The rental and utility information for the unit is included below.

Based on comparable rental market data, we have approved a contract rent of **\$1,280.00** per month. This rent is based on the following utility fuel type and payment responsibility. Please contact the Leasing Department at 215-684-5864/215-684-3109 to schedule an appointment for the signing of the Leases & Contracts.

Thank you,

O = Owner Supplied T = Tenant Supplied

<u> T </u>	Heat
<u> T </u>	Cooking
<u> T </u>	Hot Water Heating
<u> T </u>	Other Electric
<u> T </u>	Water (All)
<u> T </u>	Refrigerator

642 N. Broad Street, Philadelphia, PA 19130
p: 215.684.4300 f: 215.684.1023/4456 www.pha.phila.gov



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

34 South 11th Street, Philadelphia, PA. 19107

Marsha H. Neifield, President Judge Patricia R. McDermott, Deputy Court Administrator

LANDLORD/TENANT COMPLAINT

LT-11-07-21-5808

ABRAHAM ITUAH
2153 66TH AVE
PHILA, PA 19138

DORIS ROBERT, AKA/DBA: & ALL OCC,
3843 FAIRMOUNT AVE
PHILA, PA 19104

Plaintiff(s)

Defendant(s)

JUDGMENT BY AGREEMENT

(Judgments by Agreement are not appealable)

- [X] Judgment for the Plaintiff for the Amount of: 2831.76 Plus Costs: 0.00 For a Total of: 2831.76
- [X] Judgment for Possession as of: 11-15-2011
- [] Judgment for Possession only as of:
- [] Money Judgment only: 0.00 Plus Costs: 0.00 For a Total of:
- [] Money Judgment to be Satisfied if Defendant vacates by:
- [X] Judgment of Possession to be Satisfied if Defendant pays (as outlined in Other Conditions) by: see below
- [] Judgment of Possession to be Satisfied if (see Other Conditions)

Other Conditions:

The case against defendant Phila. Housing Authority has been continued.

Within 1 week defendant will provide plaintiff proof she has made arrangements with the utility companies to pay the bills and will provide plaintiff copies of receipts of payments. The judgment may be reduced by any portion of the bills for which she is not responsible. By the coming weekend plaintiff will inspect the property and make arrangements for any repairs to be made within 2 weeks. Starting December 2011 all rents will be paid as due, by the 1st. Starting 12/15/11 and continuing by the 15th of each month thereafter defendant will pay \$100 towards the judgment. Order to Satisfy and 180 day rule explained. Failure to pay as agreed will lead to eviction and/or the judgment remaining until paid in full.

IMPORTANT!

Please read each clause below and on the attached notice.

- If the agreement is broken, possession may be enforced on this agreement for the following reasons agreed upon by all parties.
 - [] (a) Non-Payment of rent
 - [] (b) Termination of the term
 - [] (c) Breach of condition of the lease.

If you are being sued for non-payment of rent only you cannot be evicted as long as you pay your outstanding rental arrearage up until the time the Alias Writ is served.
- Any breach of this agreement may allow the eviction to proceed without further Notice.
- Any Landlord/Tenant action that is not completed within 180 days will require a new filing with a new Notice to Quit unless a Petition to Extend is granted.

ONLY THE TERMS OUTLINED AND WRITTEN ON THIS FORM ARE ENFORCEABLE. ANY AND ALL VERBAL AGREEMENTS MADE BETWEEN THE PARTIES OR WITH AN ATTORNEY ARE NOT ENFORCEABLE.

Plaintiff's Signature:	Defendant's Signature:
Plaintiff's Telephone Number:	Defendant's Telephone Number:
Plaintiff's Attorney:	Defendant's Attorney:
Plaintiff's Attorney's I.D. & Telephone Number:	Defendant's Attorney's I.D. & Telephone Number:
Mediator--Signature: D. N.	Mediator--Print Name: DORIAN NELSON

SEE ATTACHED EXPLANATORY NOTICE



THE MUNICIPAL COURT COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT, WHICH REQUIRES THAT ALL COURT SERVICES AND FACILITIES BE ACCESSIBLE TO PERSONS WITH DISABILITIES ON AN EQUAL BASIS TO THOSE WITHOUT DISABILITIES. IF YOU HAVE A DISABILITY, AND REQUIRE REASONABLE ACCOMMODATIONS TO FILE A CLAIM, PARTICIPATE IN A MUNICIPAL COURT PROCEEDING, OR USE ANY SERVICE PROVIDED BY THE COURT, PLEASE CALL 686-7986. REQUESTS FOR REASONABLE ACCOMMODATIONS MUST BE MADE AT LEAST THREE BUSINESS DAYS BEFORE ANY HEARING, OR WITHIN THREE BUSINESS DAYS AFTER SERVICE (DELIVERY) OF THE NOTICE OF THE HEARING WHICHEVER IS LATER.

215/684 1023

MODEL LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this the 30th day of October 2009 by and between:
Doris V Roberts Tenant
A I Osaze & Sons Enterprise Owner

For the CONTRACT unit located at:
3843 Fairmount Ave
Philadelphia, PA 19104

THE FAMILY authorized to live in the unit consists of the following members:

Jeffrey L Daniels
Doris V Roberts
Jason Roberts
Qurian F Sullivan
Tariq Roberts
Daron Roberts
Kevin L Young
Unique Roberts

(267) 307 5773

1. TERM OF THE LEASE

A. Initial term of lease. (Enter first and last date of initial item. The initial term must be for at least one year).
The initial term begins on: **10/30/2009**
The initial term ends on: **09/30/2011**

B. Renewal Term

This lease shall automatically renew after the initial term of the lease. The renewal term shall be (select term): **24 Months**

C. This lease terminates if any of the following occurs:

The Housing Assistance Payment ("HAP") contract terminates; or
The Housing Authority ("HA") terminates program assistance for the family; or
The Owner terminates the lease; or
The Tenant terminates the lease; or
The Owner and the Tenant agree to terminate the lease.

2. DEFINITIONS

Yes

Housing Choice Voucher ("HCV") Program - The program formerly referred to as "Section 8". Through the program HUD provides funds to a HA for rent subsidy on behalf of an eligible family. The Tenant under this lease will be assisted with rent subsidy under the HCV program.

Housing Assistance Program ("HAP") Contract - The HAP contract is between PHA and the Owner of the contract unit. PHA pays the HAP to the Owner in accordance with the HAP contract

Contract Rent - The total monthly rent payable to the Owner for the contract unit. The contract rent is the sum of the Tenant's rent plus the HAP to the Owner.

Tenant's Rent - PHA determines the amount the Tenant pays to the Owner. Tenants will not pay additional "rent" to the Owner and rent increases must be approved by PHA.

Other Payments to the Owner - Tenants may pay Owners for water usage and security deposits, if required. These payments however are to be recorded on a separate receipt..

Contract Unit - The housing unit, approved by PHA for subsidy to be paid by an approved participant.

Family/Tenant - The persons who may reside in the unit with assistance under the program.

PHA - Philadelphia Housing Authority

The Owner will enter into the HAP contract with PHA under the HCV program. The purpose of the HAP contract is to assist the Tenant to lease this dwelling unit from the Owner for occupancy by the family with the Tenant-based assistance under the HCV program.

4. RENT

The total rent due each month is ~~\$1,280.00~~ ^{1,280}. Of that total, the Tenant will pay a portion and the HCV program will pay a portion as set forth in 4 (a) and 4(b).

A. Contract Rent - The amount of the Contract Rent shall be determined by PHA in accordance with HUD requirements. The Contract Rent for the Contract Unit shall be per month.

B. Tenant Rent - The amount of the Tenant rent shall be determined by PHA in accordance with HUD requirement. The amount of the Tenant rent is subject to change by PHA during the term of the lease. Any changes in the amount of the Tenant rent will be effective on the date stated in a notice from PHA to the family and the Owner. Initially and until such change, the Tenant agrees to \$0.00 per month to the Owner as the Tenant rent. The Tenant's rent is due on the 1st day of each month beginning on 10/30/2009.

If the rent is not paid on time, the Owner may charge the Tenant a late fee not to exceed \$25.00 monthly. So long as there is an unpaid balance on Tenant's account, the Owner may charge the \$25.00 late fee each month until the past due balance is paid.

The amount of the Tenant rent is the maximum amount the Owner can require the Tenant to pay for rent of the contract unit, including all services, maintenance and utilities to be provided by the Owner accordance with the lease.

The Owner may not demand or accept any rent payment from the Tenant in excess of the Tenant rent, and must immediately return any excess rent payment to the Tenant.

The Tenant rent may not be more than the contract rent minus the HA housing assistance payment to the Owner.

C. Abatement - PHA will not pay the Owner the HAP if a unit is abated. This action is taken when the unit fails inspection and does not meet HQS or city codes within a specified timeframe (usually 72 hours for health, safety and emergency violations and 30 days for routine violations). The Tenant is required to continue Tenant payments to the Owner during abatements. Failure to correct violations may also result in termination of the HAP contract and the family being required to move from the unit. Once the unit is brought to compliance, PHA will lift the abatement and resume payments to the Owner from the time the unit was brought into compliance.

5. HOUSING ASSISTANCE PAYMENTS

Each month, PHA will make a housing assistance payment ("HAP") to the Owner in the amount of \$1,280.00 on behalf of the Tenant family in accordance with the HAP contract. The amount of the HAP is subject to change by PHA during the term of the lease. Any changes in the amount of the HAP will be effective on the date stated in a notice from PHA to the family and the Owner. The monthly HAP from PHA shall be credited toward the monthly rent payable by the Tenant to the Owner under the lease. The Tenant shall pay the balance of the monthly rent. The Tenant is responsible for payment of the portion of rent to Owner covered by the HAP under the HAP contract between the Owner and PHA. The Owner may not terminate the tenancy of the family solely for PHA's nonpayment of the HAP.

6. LEAD-BASED PAINT/HAZARD DISCLOSURE

If a property was build before 1978

The residential Lead-Based paint Hazard Reduction Act says than any Owner of property built before 1978 MUST give the Tenant an EPA pamphlet titled "Protect Your Family From Lead In Your Home". The Owner also MUST tell the Tenant and the Broker for the Owner what the Owner knows about lead-based paint hazards are on the property, where the lead-based paint and lead-based paint hazards are, and the condition of the painted surfaces. Any Owner of a pre-1978 structure MUST also give the Tenant any records and reports the Owner has or can get about lead-based paint or lead-based paint hazards in or around the property being rented, the common areas, or other dwellings in multi-family housing. It is also required that the EPA pamphlet be given to Tenants before the Owner starts any major renovations on a pre-1978 structure. The Act does not apply to housing built in 1978 or later.

hazards.

B. Owner Initial One:

DR Owner has no reports or records about lead-based paint or lead-based paint hazards on the property.
OR

 Owner has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the property. List records and reports:

C. Tenant: Initial all that are true:

DR Tenant received the pamphlet Protect Your Family from Lead in Your Home.

DR Tenant read the information Owner gave in paragraph 6(a) and 6(b) above/.

DR Tenant received all the records and reports that the Owner listed in paragraph 6(b) above.

D. Owner and Tenant certify, by signing this Lease that the information given is true to the best of their knowledge.

7. SECURITY DEPOSIT

The Tenant has deposited ~~\$2,800.00~~ with the Owner as a security deposit.

- A. Owner cannot make Tenant pay more than allowable by state law for security deposit. The maximum allowed by law is equal to two-months the contract rent.
- B. Owner may only keep an amount equal to one-months contract rent after the first year of the lease and must then refund to the Tenant any security deposits beyond that amount.
- C. If the security deposit is more than \$100, Owner must keep it in a special bank account (escrow account) and give Tenant the name and address of the bank.
- D. After the second year (if Tenant continues to live on Property), Owner must keep the security deposit in an escrow account that earns interest. Owner may keep 1 percent of the security deposit each year as an administrative fee. Owner must pay the Tenant the balance of the interest once a year.
- E. Owner can use the security deposit to pay for unpaid rent and damages (beyond normal wear and tear) that are Tenant's responsibility.
- F. When Tenant moves from the Contract Unit, Tenant will return all keys and give owner written notice of Tenant's mailing address where Owner can return the security deposit.
- G. Owner will prepare a list of charges for damages and unpaid rents. Owner may deduct these charges from the security deposit. Owner must return security deposit and interest (minus any charges to Tenant) within 30 days.

8. APPROVAL OF LEASE FOR CONTRACT UNIT

- A. PHA must approve the lease for the contract unit. The lease may not be revised unless PHA has approved the proposed lease revision in writing.
- B. The HUD Tenancy Addendum for Section 8 Tenant-Based Assistance **MUST** be attached to this or any other lease submitted by the Owner.

9. BREAKING THE LEASE

A. Tenant Breaks the Lease if:

- 1. Tenant does not pay the full rent amount on time; or
- 2. Tenant leaves the property permanently before the lease expires; or
- 3. Tenant fails to recertify timely with PHA; or
- 4. Tenant fails to allow the Owner or PHA to inspect the unit or property; or
- 5. Tenant, family member and/or guest of Tenant damages the unit or property; or
- 6. Tenant fails to maintain property in accordance with lease provisions; or
- 7. Tenant violates any other provisions of this lease.

If the Tenant breaks the lease for any reason, the Owner will send the Tenant notice giving the Tenant five (5) days to correct the action. Failure to comply may result in the initiation of eviction proceedings against the Tenant. If the Tenant fails to comply, the Owner may serve Tenant with a Notice to Quit, which describes the noncompliance with the lease. If the Tenant is given a Notice to Quit from the Owner and does not move within the allotted time, the Owner may sue the Tenant to take possession of the unit.

The Owner may only terminate the tenancy on the following grounds:

1. Serious or repeated violation of the terms and conditions of the lease.
2. Violation of Federal, State or local law that impose obligations on the Tenant in connection with the occupancy, the contract unit and the premises.
3. Criminal activity-Any of the following types of criminal activity by the Tenant, any member of the household, a guest or other person under the Tenant's control shall be cause for termination of tenancy:
 - a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents;
 - b. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises; or
 - c. Any drug-related criminal activity on or near the premises.

4. Other good cause.

"Other good cause" may include, but is not limited to, any of the following examples:

- I. Failure by the Tenant family to accept the offer of a new lease or revision after the first year of the lease;
- II. A family history of disturbance of neighbors or destruction of property, or of living or housekeeping habits resulting in damage to the unit or property;
- III. The Owner's desire to utilize the unit for personal or family use or for a purpose other than use as a residential rental unit after the first year of the lease.
- IV. A business or economic reason for termination of the tenancy (such as sale of property, renovation of the unit, desire to rent the unit at a higher rental) after the first year of the lease.

Note: The Owner must give PHA a copy of any Owner eviction notice of Tenant at the same time that the Owner gives notice to Tenant.

D. Tenant notice of intent to vacate unit

1. Tenant must give Owner 30 days to a maximum 60 days notice to vacate the unit.
2. Owner may show the unit to perspective Tenants with proper notice and reasonable hours to the leased Tenant.
3. Perspective Tenants visiting the unit must be accompanied by the Owner or his agent on the leased Tenant agrees to allow the unit to be shown when they are not at home.
4. The Tenant agrees to move out peacefully when lease or notice ends.
5. Owner may post a "for rent" or "for sale" sign on or near the property.

10. INSTALLING AND MAINTAINING SMOKE DETECTORS

- A. Owner will ensure that a working smoke detector is placed as required in the unit.
- B. Tenant will maintain and test detectors monthly.
- C. Owner will test detectors at the time of the home inspection.
- D. Tenant will notify the owner when a smoke detector has non-working batteries.
- E. Tenant will pay for any damage to smoke detectors beyond normal wear and tear, including misuse of batteries.

11. USE and OCCUPANCY of CONTRACTED UNIT

A. Tenant Shall:

1. Use the contract unit only as a residence for the family. The unit must be the family's only residence.

the family. If damage to the contract unit (other than wear and tear) is caused by acts of or neglect by Tenant or other occupying the premises with the Tenant's permission, the Tenant, upon prior agreement with Owner, may repair such damage at his/her own expense. If, (a) Tenant fails to make agreed upon repairs, or, (b) Owner agrees to make repairs, Owner may cause such repair to be made and Tenant shall be liable to Owner for any reasonable expense thereby incurred by Owner.

8. Tenant will inform and require family members and guests of property rules and ensure their compliance with these rules.
9. Keep paid utilities in service.
10. Be responsible for any breach of HQS caused by the family. A breach of HQS caused by the family shall constitute a violation of the family obligations under the program.

B. Tenant Shall Not:

1. Keep any flammable materials on the property without Owner's permission.
2. Willfully destroy or deface any part of the property.
3. Disturb the right too peace and quiet enjoyment of other Tenants.
4. Make changes to the property, such as painting, remodeling or adding fixtures without the written permission of the Owner. The Tenant must understand that changes or improvements to the property will belong to the Owner unless otherwise stipulated.

12. MAINTENANCE OF THE PROPERTY

- A. The Owner will be responsible for the repair of property and common areas as required by law. The Owner must keep the property in compliance with Housing Quality Standards (HQS) and City Codes. The Owner will keep the structure and property in good working order, including (check all that apply):

☒ Cellings ☒ Roof ☒ Floor (structure) ☒ Walls
☐ Steps ☐ Porches ☒ Windows ☒ Doors
☐ Lawns ☐ Common Walkways

- E. The Owner will keep all systems, services, facilities or appliances supplied by the Owner in safe and good working order, including (check all that apply):

☐ Air Conditioning ☐ Sanitary ☒ Electrical ☐ Ventilation
☒ Drainage ☐ Security ☒ Heating ☒ Plumbing
☒ Water Heating

- C. Where applicable (as in the case of multi-family building), maintenance with respect to common areas, facilities and equipment shall include cleaning, maintenance of lighting and equipment; maintenance of grounds, lawns, and shrubs; and removal of snow and ice. Where such equipment and service are to be provided by the Owner they are as follows: (Specify, or state "None")

Maintenance Service: as needed

- D. Owner shall provide extermination services as conditions require. If such service is to be provided on a scheduled basis, the schedule is as follows: (Specify, or state "No Schedule")

Extermination Schedule: as needed

- E. The Owner shall provide repainting, as conditions require. If such service is to be provided on a scheduled basis, the schedule is as follows: (Specify, or state "No Schedule")

15. In case of an emergency, the Owner may enter the unit without advance notice to Tenant.

14. UTILITIES AND APPLIANCES

A. The Owner shall provide the utilities checked below for the contract unit without any additional charge to the Tenant.

Heating type (Specify type)	<u>No</u>
Cooking (Specify type)	<u>No</u>
Hot Water (Specify type)	<u>No</u>
Lights, Electric, Other Electric	<u>No</u>
Water usage	<u>No</u>
Water service	<u>Owner</u>
Garbage Collection	<u>Owner</u>
Other	_____

The Tenant shall provide the utilities checked below for the contract unit

Heating type (Specify type)	<u>Yes</u> <u>Natural Gas</u>
Cooking (Specify type)	<u>Yes</u> <u>Electric</u>
Hot Water (Specify type)	<u>Yes</u> <u>Natural Gas</u>
Lights, Electric, Other Electric	<u>Yes</u>
Water	<u>Yes</u>
Sewer	<u>No</u>
Garbage Collection	<u>No</u>
Other	_____

B. The kitchen range for the contract unit shall be provided by Landlord
(Insert Tenant, if appropriate. If unspecified, the Owner shall provide the kitchen range).

C. The refrigerator for the contract unit shall be provided by Landlord
(Insert Tenant, if appropriate. If unspecified, the refrigerator shall be provided by the Owner.)

D. The Owner shall provide the following other appliances for the contract unit:

15. HOUSING QUALITY STANDARD INSPECTION

PHA shall be free to inspect the premises covered by the lease periodically, but no less often than annually, to assure that the physical condition thereof continues to meet HUD standards. In the event that PHA reasonably determines that

D. The mediator will issue a decision within ten business days.

Use of a mediator does not forfeit the right of either party to pursue legal resolution of the dispute.

17. PETS

Check one:

Tenant May _____ or shall not ☒ keep a pet on the premises.

18. NOISE

The Tenant agrees not to allow on these premises any excessive noise or other activity, which materially disturbs the peace and quiet of other Tenants in the building. Owner agrees to prevent other Tenants and other persons in the building or common areas from similarly disturbing Tenant's peace and quiet.

19. OFFER OF NEW LEASE

The Owner may offer the Tenant a new lease, for the term beginning at any time after the initial term. The Owner must give the Tenant written notice of the offer, with a copy to PHA, at least 60 calendar days before the proposed beginning date of the new lease term. The offer must specify a reasonable time limit for acceptance by the Tenant.

20. EXECUTION OF HAP CONTRACT

This lease has been signed by the parties in the expectation that PHA will promptly execute a HAP contract with the Owner. This lease shall not become effective unless PHA has executed a HAP contract with the Owner effective the first day of the term of the lease.

The HAP contract must be executed no later than 60 calendar days from the beginning of the lease term. Unless the HAP contract has been executed by the end of this period, this lease shall be void.

21. PROHIBITED LEASE PROVISIONS

HUD prohibits the following types of the lease provisions. If there is any prohibited provision in this lease, the provision shall be void.

- A. Agreement to be sued. - Agreement by the Tenant to be sued to admit guilt or to a judgment in favor of the Owner, in a lawsuit brought in connection with the lease.
- B. Treatments of personal property - Agreement by the Tenant that the Owner may take, hold, or sell personal property of household member without notice to the Tenant, and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the Tenant concerning disposition of personal property left in the contract unit after the Tenant has move out. The Owner may dispose of this personal property in accordance with State or local law.
- C. Excusing Owner from responsibilities - Agreement by the Tenant not to hold the Owner or Owner's agent legally responsible for any action or failure to act, whether intentional or negligent.
- D. Waive of notice - Agreement by the Tenant that the Owner may institute a lawsuit against the Tenant without notice to the Tenant.
- E. Waiver of legal proceedings - Agreement by the Tenant that the Owner may evict the Tenant or household member (1) without instituting a civil court proceeding in which the Tenant has the opportunity to present a defense, or (2) before a court decision on the rights of parties.
- F. Waiver of jury trial - Agreement by the Tenant to waive any right to a trial by jury.
- G. Waiver of right to appeal court decision - Agreement by the Tenant to waive any to appeal, or otherwise challenge in court, a court decision in connection with the lease.

24. WRITTEN NOTICE

When the lease requires any notice by the Tenant or the Owner, the notice must be in writing.

SIGNATURES:

TENANT:

Noris Roberts
Tenant Signature

10/30/09
Date Signed

OWNER:

[Signature]
Owner Signature

10/30/09
Date Signed

AGENT:

[Signature]
Agent Signature

10/30/09
Date Signed

OWNER MAILING ADDRESS:

P O Box 48024
CITY PHILADELPHIA STATE PA ZIP 19144
PHONE (215) 381-9859

AGENT MAILING ADDRESS:

P O Box 48024
CITY PHILADELPHIA STATE PA ZIP 19144
PHONE (215) 381-9859

A.I.OSAZE & SONS ENTERPRISE
P.O. Box 48024
Philadelphia, PA 19144
(267) 471-5511

June 27, 2011

Doris Robert and all occupants
3843 Fairmount Ave
Philadelphia, PA 19104

Re: Terminate of lease agreement

Dear Tenant;

The lease agreement we entered on 10/20/10 is hereby terminated for non-payment of security deposit as indicated on the contract and breach of condition of the term lease sponsored by PHA. The violations are:

- (1) Failure to pay gas bill of \$1323.72 and water bill of \$256.02 totaled \$1579.74 plus interest.
- (2) Failure to allow section 8 inspector to inspect the unit on 6/27/11. The same way you caused the unit to fail inspection several times last year which ultimately resulted in nonpayment of rent by PHA for several months, a loss of about \$3,000.
- (3) Failure to keep the unit clean and safe.
- (4) Intentional removal of smoke detectors from the wall of the unit so as to fail PHA inspection.
- (5) Failure to maintain the stove in a working condition. Cost of replacement is \$250.
- (6) Failure to provide additional names of the people currently occupying the six (6) bedrooms unit that you deceived us to rent for four (4) bed room unit based on the voucher you presented to us for completion. At the time, eight (8) people are officially listed on your voucher, while you promised to have your case worker adjust the voucher to reflect five (5) bedrooms that you were qualify for; based on the number and ages of family members that are to occupy the unit.

You must pay the amount owed and correct all the above noted violations or vacate within 10 days. Otherwise a legal action will be taken against you to recover the full amount currently owed and ongoing rents and interest as well as the cost of carryout the eviction process.



Management
CERTIFIED MAIL #

A.I. OSAZE & SONS ENTERPRISE
P.O. Box 48024
Philadelphia, PA 19144
Phone (267) 471-5511

October 13, 2010

Doris Roberts & All occupants

3843 Fairmount Avenue

Philadelphia PA 19104

Re: Termination of lease/Notice to comply

Dear Tenant:

We are hereby informing you that you are breach of condition of the lease for harboring persons not listed on the voucher. You are aware that eight people are currently listed on your PHA lease that made you qualify to have five bed rooms voucher you said your case worker was to issue on the day you turned in the package but you decline to do so after the package was processed. You also know that we verbally entered agreement to pay for the days you stayed in the house before PHA contract was signed after you were forcefully evicted in your previous residence. The amount owed for the days you stayed is \$300 and the unpaid water bill is \$240, a bill you and your boyfriend caused and assaulted me for at the PHA's office.

You are given up to 10/31/2010 to pay all money owed totaled \$540. Otherwise, your tenancy will terminate and a legal action will commence to recover the money owed, and ongoing rent, as well as, evict you from the premises.

If you have any question call the phone number provided above.


MANAGEMENT



Philadelphia Housing Authority
Building Beyond Expectations

Carl R. Greene

10/29/2009

This notice serves as the Recertification Addendum to the Housing Choice Voucher Contract and Lease for the tenant and unit listed below:

Doris V Roberts
 3843 Fairmount Ave
 3843 Fairmount Ave Suite
 Philadelphia, PA 19104

Client No. 143531

A I Osaze & Sons Enterprise
 P O Box 48024
 Philadelphia, PA 19144

Vendor No. V015734

Unless additional changes are listed below, the current contract and lease shall remain in effect except for the rental portions as follows:

Total Contract Rent	1,400.00
Total Resident Rent	105.00
Housing Assistance Payments	1,295.00
Utility Reimbursement	0.00

Effective Date

10/30/2009

UTILITY INFORMATION. Letters indicate utilities or services paid for by the tenant:

Electric - Cooking

Natural Gas - Heating

AS PER FEDERAL REGULATIONS, TENANT IS RESPONSIBLE FOR THEIR NEW FAMILY CONTRIBUTION AS OF _____. THE ADJUSTMENT TO OWNER ON BEHALF OF TENANT WILL BE IN NEXT HAP PAYMENT.

PRO RATA AMOUNTS:

EFFECTIVE DATE:	_____
CONTRACT RENT:	_____
HAP PAYMENT:	_____
TENANT RENT:	_____

If the tenant believes that a mistake was made when computing this tenant payment to owner, the tenant is entitled to an informal review with the Service Representative. To schedule a review, please call:

C. Vance

(215) 684-4300



PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122 0050

May 11, 2011



ITUAH ABRAHAM
5229 GERMANTOWN AVE
PHILADELPHIA PA 19144

Re: 3843 FAIRMOUNT AVENUE ("Property")
Property Parcel Number: 243013900

Docket Number: 110531169 Lien Amount: \$1,323.72

Dear: ITUAH ABRAHAM

The City of Philadelphia ("City"), for the City owned Philadelphia Gas Works ("PGW"), has filed a municipal lien against your Property, set forth above, for the Property, together with late charges. The Lien Amount set forth above represents dollars due and owing with respect to the above listed lien Docket Number and does not include obligations for prior lien amounts.

This lien will be marked satisfied only when all prior liens and this lien have been paid in full.

Payment may be made via mail with a cashier's check, certified check or money order made payable to "Philadelphia Gas Works". Payment should be mailed to:

PGW
Credit and Collections Department
800 W. Montgomery Avenue, 3rd Floor
Philadelphia, Pa 19122
Attn: Liens and Judgments Section

You may also make payment by phone via check or credit card by calling PGW at **215-978-1053**.

Nothing in this letter shall be deemed a waiver, relinquishment, or election of any rights or remedies by the City or PGW which expressly reserve all legal and equitable rights and remedies. All information in this letter has been provided by PGW to provide you with information pertinent to your Property rights and obligations, and should not be interpreted as pertinent to the obligation of any consumer other than you, as the Property owner. The information herein is not provided for your debt collection purposes.

Very truly yours,

Credit & Collections Department
Philadelphia Gas Works



RETA LCA Trust

Mrs. Pamela Thurman & Other Colleagues

Pamela filed motions to dismiss
Plaintiff Attorney filed no oppositions
Mr. Thurmond help to end the case

Plaintiff filed objections to claims made by
my attorney and hearing was heard.

Mrs. Pamela Thurmond testified to justify
that Plaintiff Attorney deserved to be paid

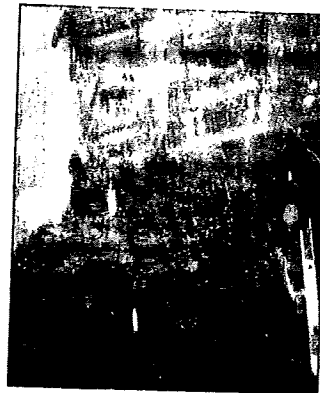
\$10,500 for 9 months representations
and during Covid-19.

Ref: CE-15-06-32-0026 was settled
for \$500 inside the court
but \$4,843.62

B

The day Plaintiff was escorted out of
the office

MSB VISITOR



ABRAHAM

ITUAH

2/1/2023

5th Floor, MSB

From: ITUAH ABRAHAM aituah@aol.com

Subject: Demand for the cancelled checks paid to the city of Philadelphia of the amount you withheld on behalf of the city of Philadelphia from 5 settlements.

Date: Feb 22, 2022 at 10:44:54 PM

To: 215-332-7600 titles@phillyclosings.com, steven.Wakefield@phila.gov

Manager Mike,

I hereby request for the copies of all canceled checks paid to the city. I had a meeting with the city Attorney in charge of revenue today 2/22/2022. He asked me to demand from you the canceled checks of about \$143,000 you withheld on behalf of the city of Philadelphia from 5 different settlements between 2018 and 2019. I have written to the revenue department to explain that most the payments withheld for the city are not updated for some reason. You are hereby requested to provide these canceled checks in one week from today 2/22/2022. Otherwise, I will file a case of fraud against you and your company.

Sincerely Yours,

Abraham Ituah

Cc: City Attorney: Steven Wakefield Esquire

IN THE COMMONWEALTH COURT OF PENNSYLVANIA

City of Philadelphia

v.

Abraham Ituah Etal,

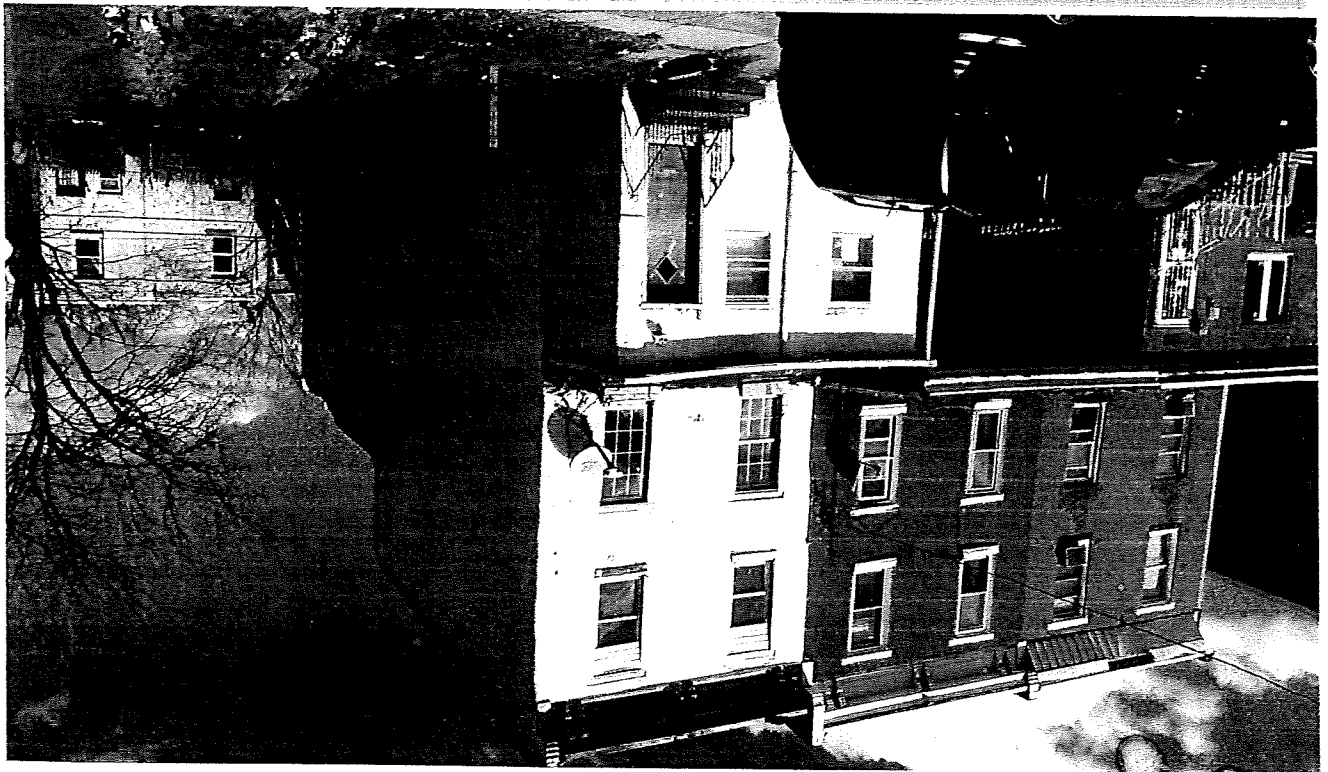
Appellant

.....

No. 47 C.D. 2019

Exhibit B

- ① The future of the building, illegally sold by Cynthia Stavrakis
- ② Purchased by Dimofas Demopetrou and illeg transfrsed to Cool Spaces LLC ~~regis~~
- ③ Registration information of Cool Spaces
- ④ forged Certificate of Compliance - 2
- ⑤ Order filed on 9/11/2015 to sell free and clear and the property was sold on 9/16/2015
- ⑥ Appellant filed motion on 9/21/2015 to set aside the sale but Cynthia Stavrakis filed answers.
- ⑦ Motion for post trial relief.



Sent from my HTC

From: alituah@aol.com
Subject: March 22, 2016 at 8:14 AM
To: Abraham lituah aol23@drexel.edu

RETRACTION ACT

Proprietary with excessive
charges and payments not
properly credited to keep
plaintiff in debt.

EXHIBITS

CITY OF PHILADELPHIA

Office of Property Assessment
 Curtis Center
 601 Walnut Street
 Suite 300 West
 Philadelphia, PA 19106-3313



Evaluator: Damon Blanks
 Phone #: (215) 686-4322
 Fax#: (215) 686-9223

Date: 1/19/2016
 Attention: Appeals Unit Supervisor

Re: Real Estate Market Value Appeal Withdrawal Form for Tax Year 2015 - ONLY
 Location: 419 W GODFREY AVE Account Number: 611296000

*EXcessive
 Tax
 2010-2023*

Appeals Unit Supervisor:

The referenced real estate market value appeal is being **WITHDRAWN** for tax year 2015
ONLY based on the following revision:

Certified 2015 market value: \$112,500
 Revised 2015 market value by agreement: \$62,000

*Actual
 Value but
 Still charged
 based on*

Administrative Approval (if needed) _____

Signature

Comments:

Market Value was revised based on condition after an interior inspection was completed.

This revision is made by Evaluator: Damon Blanks

*\$112,500
 instead
 of
 \$62,000*

Based on the above revision, I/We withdraw the subject market value appeal for tax year
2015 ONLY.

ABRAHAM TUAH Al 1/23/2016
 Owner 1 / Representative Print Name Signature Date

419 W. Godfrey Ave Philadelphia PA 19120
 Owner 2 Print Name Signature Date
 Street Address City, State Zip

(310) 381-9855
 Telephone Number Fax Number

D. Blanks
 Evaluator's Signature

[Signature]
 Supervisor's Signature

To be effective, a signed copy of this Withdrawal Form must be received by the Office of Property Assessment at least twenty-four (24) hours before any scheduled hearing before Board of Revision of Taxes.

6/25/19
00-015

PMNTS THRU	TAX DUE	INTEREST DUE	PENALTY DUE	CHARGES	TOTAL DUE
06/17/2019	3,500.00	.00	.00	.00	3,500.00

B
NACCURAT
BILLS
RETALIATIONS



1 B56771 E264 P3/3



ITUAH ABRAHAM
419 W GODFREY AVE
PHILADELPHIA PA 19120-1433

Letter Date: October 7, 2022
Letter ID: L0000212932
OPA Number: 611296000

We could sell your property to pay your debt

Dear ITUAH ABRAHAM,

You are receiving this letter because your debt has been assigned to Revenue's Law Department. The property below is now eligible to be sold at sheriff sale:

Property Address: **419 W GODFREY AVE PHILADELPHIA PA 19120-1433**

Tax Years being sent to Law: **2012 - 2021**

Tax Due: **\$17,333.22**

Please pay this debt immediately to avoid sale of this property and additional costs associated with sheriff sale.

The easiest and fastest way to file and pay is online at **tax-services.phila.gov**. If you cannot pay online, please mail your payment with the voucher attached to the Property Account Statement included in this envelope.

If you cannot pay in full, you can request a payment agreement. If you enter a payment agreement, we will remove your property from the Sheriff Sale Candidate program. If you do not pay before we begin the sheriff sale process, you will lose access to some payment agreement options. The fastest and easiest way to set up a payment agreement is online at **tax-services.phila.gov**. If you have limited Internet access, you can set up a payment agreement by calling (215) 686-6442.

If you have an active bankruptcy case: Please notify the Law Department at (215) 686-0500.

The Save Your Home Philly hotline can help you work with the City to address your debt.

Call **215-334-HOME (215-334-4663)** to connect with a nonprofit housing counselor. Housing counselors can help you make a plan to pay this debt and save your home.

X



Letter ID: L0000162483

Page 4 of 4

Real Estate Tax

Account Number: 01-000500838

Filing Period	Tax	Interest	Penalty	Other	Credit	Balance
31-Dec-2012	\$1,364.07	\$397.73	\$95.48	\$383.94	-\$1,364.10	\$877.12
31-Dec-2013	\$1,413.10	\$1,049.04	\$98.91	\$245.64	-\$109.26	\$2,697.43
31-Dec-2014	\$1,733.61	\$1,209.93	\$121.38	\$280.49	\$0.00	\$3,345.41
31-Dec-2015	\$1,733.61	\$1,053.81	\$121.38	\$271.13	\$0.00	\$3,179.93
✓ 31-Dec-2016	\$998.07	\$224.70	\$69.86	\$109.15	-\$998.06	\$403.72
31-Dec-2017	\$1,810.97	\$774.06	\$126.77	\$259.90	\$0.00	\$2,971.70
✓ 31-Dec-2018	\$1,810.97	\$160.26	\$95.93	\$220.92	-\$1,541.68	\$746.40
31-Dec-2020	\$1,141.55	\$179.76	\$79.87	\$180.97	\$0.00	\$1,582.15
31-Dec-2021	\$1,188.05	\$80.19	\$83.16	\$177.96	\$0.00	\$1,529.36
31-Dec-2022	\$1,033.05	\$108.48	\$0.00	\$0.00	\$0.00	\$1,141.53
31-Dec-2023	\$1,189.83	\$0.00	\$0.00	\$0.00	\$0.00	\$1,189.83
Totals	\$15,416.88	\$5,237.96	\$892.74	\$2,130.10	-\$4,013.10	\$19,664.58

Total: \$19,664.58

[illegible]

Letter Date: October 11, 2022
Letter ID: L0000162483
OPA Number: 611296000

Tax	\$15,416.88
Interest	\$5,237.96
Penalty	\$892.74
Other	\$2,130.10
Payments/Credits	-\$4,013.10
Total	\$19,664.58

frankreich

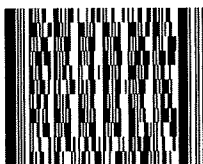
~~Handwritten mark~~

Please cut along the line and return the bottom portion with your payment.

Amount to Pay:	\$19,664.58
Amount Enclosed:	

Letter ID: L0000162483
Taxpayer: ITUAH ABRAHAM
OPA Number: 611296000

To pay online with eCheck (FREE) or credit card, visit tax-services.phila.gov.



**Philadelphia Dept. of Revenue
P.O. Box 148
Philadelphia, PA 19105**

33399000000040000000000000113116400019664580000000000000000000000000

BRT#:611296000

Property Address:00419 W GODFREY AVE

Postal Code:19120

Owner Name:ITUAH ABRAHAM

Lien Sale Account:

Real Estate Tax Balance Information

Year	Principal	Interest	Penalty	Other	Total	Lien#	City Solicitor	Status
2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2012	\$0.00	\$397.75	\$95.49	\$132.64	\$625.88	1512R12601084	SHELLEY R. SMITH	
2013	\$1,303.86	\$540.41	\$98.92	\$144.35	\$2,087.54	1512R13563378	SHELLEY R. SMITH	
2014	\$1,733.63	\$533.09	\$121.35	\$235.19	\$2,623.26	1505R14056560	SHELLEY R. SMITH	
2015	\$1,733.63	\$377.06	\$121.35	\$225.82	\$2,457.86	1603R15084124	SHELLEY R. SMITH	
2016	\$998.06	\$127.26	\$69.86	\$163.61	\$1,358.79	1703R16138226	SOZI PEDRO TULANTE	
2017	\$1,811.00	\$67.91	\$72.44	\$214.02	\$2,165.37	1802R17192520	SOZI PEDRO TULANTE	
2018	\$1,574.78	\$47.24	\$0.00	\$0.00	\$1,622.02			
MISC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
TOTALS	\$9,154.96	\$2,090.72	\$579.41	\$1,115.63	\$12,940.72			

Customer Information



Property: 419 W GODFREY AVE

Agmmt #: 3885151

\$12320.20

|||||.....|

ND004004: REAL ESTATE AGREEMENT DEFAULT NOTICE

2022 REFUSE COLLECTION FEE

Single family

[illegible]

[illegible]

DATE OF BILL : 01/27/2021
DUE ON OR BEFORE : 01/27/2021
INCLUDES PAYMENTS THRU: 01/25/2021
419 W GODFREY AVE

YEAR	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL

PRIOR	0.00	397.75	95.49	132.64	625.88
MISC	0.00	0.00	0.00	180.00	180.00
2013	1,303.86	853.34	98.92	163.12	2,419.24
2014	1,733.63	949.16	121.35	260.15	3,064.29
2015	1,733.63	793.13	121.35	250.79	2,898.90
2016	0.00	224.57	69.86	169.45	463.88
2017	1,811.00	502.55	126.77	243.36	2,683.68
2018	269.32	119.87	95.94	218.55	703.68
2019	43.21	4.21	3.02	3.03	53.47
2020	1,141.52	8.56	0.00	91.45	1,241.53
2021	1,033.05	0.00	0.00	0.00	1,033.05
	-----	-----	-----	-----	-----
TOTAL	9,069.22	3,853.14	732.70	1,712.54	15,367.60

payment applied to the interest. priority & etc.

ITUAH ABRAHAM
PO BOX 48024
PHILADELPHIA PA 19144-8024

DETACH AND RETURN BOTTOM OF BILL WITH PAYMENT

ACCOUNT # : 61-1-296000
PROPERTY-ID : 37500 419
419 W GODFREY AVE

DATE OF BILL :01/27/2021
DUE ON OR BEFORE : 01/27/2021
INCLUDES PAYMENTS THRU: 01/25/2021

PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL DUE
9,069.22	3,853.14	732.70	1,712.54	15,367.60

ITUAH ABRAHAM
PO BOX 48024
PHILADELPHIA PA 19144-8024

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
PO BOX 1409
PHILADELPHIA, PA 19105

3336101272100000000611296000000015367600001536760000000000000000000009



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
TAX REVENUE BUREAU



REAL ESTATE TAXES 2022 BILL

ITUAH ABRAHAM
419 W GODFREY AVE
PHILADELPHIA, PA 19120-1433

Property Billed: 419 W GODFREY AVE
Property Owner: ITUAH ABRAHAM
Account Number: 61-1-296000
Property ID: 3750000419
SSN: XXX-XX-1699
Market Value: \$73,800.00
Taxable: \$73,800.00
Net Taxable: \$73,800.00



Questions? Preguntas?

Call (215) 686-6442 or email us at revenue@phila.gov
Monday - Friday, 8:30am - 5:00pm

This bill represents your current tax liability only. Additional amounts will accrue if payment is received after March 31, 2022. Only payment in full or a payment agreement will prevent enforcement action.

Tax due before reductions:

\$1,033.05

REDUCTIONS: (See Note Below)

Total Reductions:

Overpayment from 2021 and/or prior years:

Pre Payment / Credits to the 2022 Tax:

TAX RATE:

City 6.317
School 7.681
Total 13.998
(Per \$1000.00 of
Taxable Assessed
Value)

TAX DUE ON OR BEFORE MARCH 31, 2022:

\$1,033.05

paid in full but not credited

IMPORTANT: Additions imposed by law will accrue on the unpaid 2022 tax at the rate of 1.5% per month from April 1, 2022 through December 31, 2022. As of January 1, 2023, these additions will be added to the principal. After January 1, 2023 a lien fee, additional interest, penalties, and other charges will begin to accrue.

**** NOTE: Accounts receiving discounts may be audited. If you are receiving discounts for which you are not entitled, you must call (215) 686-6442 to avoid fines and penalties.**



Pay by FREE eCheck at www.phila.gov/pay

Paying by mail?

Send this coupon along with a check payable to:

City of Philadelphia



Owner Billed: ITUAH ABRAHAM
Property Billed: 419 W GODFREY AVE
Account #: 61-1-296000
Property ID: 3750000419

Tax Due if Paid on or Before MARCH 31, 2022: \$1,033.05

Amount enclosed: \$ _____

DEPARTMENT OF REVENUE
P.O. Box 8409
Philadelphia, Pennsylvania 19101-8409

33360022822000000006112960000000010330500001033050220000000433278501

Your tax payment helps to fund our Philadelphia Public School System. Thank you for your support!
DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT IN THE ENCLOSED ENVELOPE

BLLC

Tuesday, May 28, 2019

LANA717

TIPS ACCOUNTING SYSTEM

05/28/19

T016

Delinquent Real Estate Tax Liability

15:52:29

ENTITY: BRT / 611296000 NAME : ITUAH ABRAHAM
 ACCOUNT : ADDRESS: 419 W GODFREY AVENUE
 ACCOUNT ID : SMALL COMMERCIAL EST
 I&P CALC DATE: 05/28/2019 PERIOD START DATE:

*

PERIOD	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL	STATUS
TOTAL	10351.44	2822.42	706.18	1553.85	15433.89	
ENT TOTAL	10351.44	2822.42	706.18	1553.85	15433.89	

PF1=HELP PF5=ACCT-DETAIL PF7=BACKWARD PF8=FORWARD MORE:
 NO MORE RECORDS FOR THIS VIEW PF12=MENU

2012 - 2019
 YRS

\$3858.00 - Down payment

\$771.72 - 15mo. Agreement

Paid not
 Credited

2020 REFUSE COLLECTION FEE

May 1, 2020

OPA: 612003800

NOTICE NUMBER: 7120898200316

419 W GODFREY AVE

PHILADELPHIA PA 19120-1433

PROPERTY ADDRESS: 508 W TABOR RD

Account Number	Period: Beginning - Ending	Fee Due	Due Date
1200048455	07/01/2020 - 12/31/2020	\$150.00	06/30/2020

IMPORTANT: If you do not pay your 2020 Refuse Collection Fee on-time, the Department of Revenue will add interest and penalty to the amount you owe. Also, if this bill becomes delinquent, the department may assign your account to a private collection agency or to the Law Department for legal action.

The fastest and easiest way to pay is online at www.phila.gov/pay. Paying by echeck is FREE; fees apply for payments by debit or credit cards.

See the other side of this bill for language support

**See the other side of this bill for the details
of each delinquent period.**

Current Charges

\$150.00

Total Delinquent

\$7,504.93

Total if paid by June 30, 2020

\$7,654.93

Pay by e-check at www.phila.gov/pay

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT IN THE ENCLOSED ENVELOPE

PAYMENT DUE: \$7,654.93

ON OR BEFORE: JUNE 30, 2020

AMOUNT ENCLOSED:

NOTICE NUMBER: 7120898200316

NAME: ITUAH ABRAHAM

Account: 1200048455

OPA: 612003800

Make Checks Payable To:

CITY OF PHILADELPHIA

DEPARTMENT OF REVENUE

PO BOX 966

PHILADELPHIA PA 19105-0966

[illegible]

NOTICE NUM: 3722099180
NOTICE DATE: 06/19/2018
INTEREST TO: 07/02/2018
DUE UPON RECEIPT

ITUAH ABRAHAM
508 W TABOR RD
PHILA PA 19120-2718

PERIOD ENDING	PRINCIPAL DUE	INTEREST DUE	PENALTY DUE	OTHER CHARGES	TOTAL AMOUNT DUE
12/31/2010	150.00	141.00	198.75	0.00	489.75
12/31/2011	300.00	246.00	352.50	0.00	898.50
12/31/2012	300.00	207.00	303.75	0.00	810.75
12/31/2013	300.00	174.00	262.50	0.00	736.50
06/30/2014	150.00	81.00	123.75	0.00	354.75
12/31/2014	150.00	72.00	112.50	0.00	334.50
06/30/2015	150.00	63.00	101.25	0.00	314.25
12/31/2015	150.00	52.50	88.13	0.00	290.63
06/30/2016	150.00	45.00	78.75	0.00	273.75
12/31/2016	150.00	36.00	67.50	0.00	253.50
06/30/2017	150.00	27.00	56.25	0.00	233.25
12/31/2017	150.00	18.00	45.00	0.00	213.00
06/30/2018	150.00	9.00	13.50	0.00	172.50
12/31/2018	150.00	0.00	0.00	0.00	150.00

TOTAL AMOUNT DUE: 5,525.63

..... DETACH HERE
 RETURN THIS PORTION WITH PAYMENT

NOTICE NUMBER: 3722099180619
TOTAL AMOUNT DUE: 5,525.63
AMOUNT PAID:

MAKE CHECKS PAYABLE TO: CITY OF PHILADELPHIA

DEPARTMENT OF REVENUE
P.O. BOX 966
PHILA, PA 19105-0966

[illegible]

DUE DATE
07/02/18

TYPE
SCE

NOTICE-NUMBER	PRNTR	USID
3722099180619	BLCC	RTM1464

PO BOX 1630
PHILA PA 19105-1630



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE

ITUAH ABRAHAM
PO BOX 48024
PHILADELPHIA PA 19144-8024

January 15, 2014

BRT: 10-2-369000
Case: 1876449
NOTICE 2704177140115
Phone: (215) 686-6442
Case Wrkr: UNASSIGNED

Property: 2153 66TH AVE

PAYMENT AGREEMENT BREACH

You have not remitted your previous monthly installments to the City of Philadelphia according to the terms of your agreement. You are in danger of defaulting your agreement.

All current taxes must be paid when due or considered a default of this agreement.

considered a paid asset credited

PAYMENTS TO DATE

Payments Thru: January 15, 2014
Payments Received: \$4989.49

CURRENT PAYMENT

Due Date: February 09, 2014
Payment Due: \$154.81
Installment #: 30

--- -- DETACH HERE --- --
RETURN THIS PORTION WITH PAYMENT

PAYMENT DUE: \$154.81
ON OR BEFORE: February 09, 2014
AMOUNT ENCLOSED:

MAKE CHECKS PAYABLE TO:
CITY OF PHILADELPHIA

NOTICE #: 2704177140115
ITUAH ABRAHAM
BRT: 10-2-369000

DEPARTMENT OF REVENUE
P.O. BOX 148
PHILA, PA 19105-0148

|||||

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3336112319900002704177140115000000000000000000000000000000000000276410302
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B

MONEY COLLECTED

NOT

CREDITED

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WESTERN UNION <small>moving money for better</small>	WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado <small>Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado</small>	MONEY ORDER
		17-578359736
A 242609 D 042617 I 1401 01 175783597361 L 000000		\$ 700.00
PAY EXACTLY SEVEN HUNDRED DOLLARS AND NO CENTS		
PAY TO THE ORDER OF <u>W R B</u>		859440 PAYMENT FOR/ACCT. #
<u>4021 WILKINSON ST</u> <small>THE PURCHASER'S ADDRESS</small>		<u>Marcia Roberson</u> <small>PURCHASER'S SIGNATURE</small>
<small>PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE</small>		

⑆02100400⑆ 40175783597361⑈

You \$ 426.17

Revenue Collection Bureau, INC.

5900 Torresdale Ave
Philadelphia, PA 19135

RECEIVED

PAID


9427544043# 1044000037% 758661318#

0000192787

[illegible]


WARNING — DO NOT CASH CHECK WITHOUT NOTING WATERMARK.

HOLD TO LIGHT TO VERIFY WATERMARK.



DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT



103473731

Print Content

Page 1 of 1

282111107 NEW 01/06 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CHASE

CASHIER'S CHECK

9427530604 23-3
Date 12/13/2013 44C

Remitter CHASE HOME FINANCE

Pay: ONE THOUSAND SIX HUNDRED EIGHTEEN DOLLARS AND 26 CENTS

Pay To The PHILADELPHIA CITY
Order Of

\$ *****1,618.26 ***

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Drawn: JPMORGAN CHASE BANK, N.A.
Michael Andrews
Senior Vice President
JPMorgan Chase Bank, N.A.
Columbus, OH

9427530604 1044000037 758661318

0000161826

12 013 1010133 0004
0000900203401 002 FOR DEPOSIT ONLY
PHILA WELLS FARGO 2000011009166

CONTACT:
JPMORGAN CHASE BANK, N.A.
1-866-530-0355

WELLS FARGO BANK NA PHL
20131231 E0003 PKT 04
0910-0001-94
0150052035

83191641

WARNING — DO NOT CASH CHECK
WITHOUT NOTING WATERMARK.
HOLD TO LIGHT TO VERIFY WATERMARK.

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

X

1 B48401 E194 P1/3

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUEABRAHAM ITUAH
419 W GODFREY AVE
PHILADELPHIA PA 19120-1433

Letter Date: December 23, 2021

Letter ID: L0000017412

Philadelphia Tax ID: 0008088860

Payment Agreement for Delinquent Taxes

In consideration of the approval by the Department of Revenue of this payment agreement, I (we) jointly and severally and intending to be legally bound hereby promise to pay to the order of the City of Philadelphia delinquent taxes and charges in the sum of \$13,677.97 as follows:

Down Payment: 3,419.49

Payments:

Monthly Payment: 10,258.48

Beginning Date: 21 Dec-2021

Last Month Payment: 10,258.48

Ending Date: 21 Feb-2022

This agreement is for the tax liabilities itemized in Attachment A.

This agreement is conditioned upon (a) the taxpayer's consent to forego the right to appeal the liabilities subject to this agreement or any previous delinquent tax billing for the same taxes or penalties, if any, for the years covered by this agreement; and (c) timely payment of the agreement sum as specified above. Additionally, this agreement is conditioned upon the accuracy of the information contained in the taxpayer's returns for the years and taxes set forth in Attachment A and does not preclude the City of Philadelphia from assessing any additional

delinquent taxes, penalties, interest, and/or other charges. If the taxpayer fails to make the payments and/or other charges as specified in the agreement, the agreement shall be voided and the taxpayer shall remain liable for the remaining unpaid taxes, interest, and penalties, which accrued while the agreement was in effect, and shall be payable immediately.

(We) (I) understand that the City of Philadelphia is not providing any financial counseling or advice. The City of Philadelphia is not responsible for the taxpayer's financial situation or for the taxpayer's failure to pay the taxes, interest, and penalties.

By signing this agreement, the taxpayer agrees to the terms and conditions of the agreement and acknowledges that the taxpayer has read and understood the agreement and its contents.

[illegible]



Page 2 of 4

I (we) confirm that this payment agreement has been read and that the terms and conditions are fully understood.

I (we) understand that, by remitting the first scheduled payment as specified above, I (we) accept the terms and conditions of this payment agreement as set forth herein.

11/6/15



CITY OF PHILADELPHIA

DEPARTMENT OF REVENUE
LAW REVENUE BUREAU
MUNICIPAL SERVICES BUILDING
1401 JOHN F. KENNEDY BLVD
5TH FLOOR
PHILADELPHIA PA 19102

RECEIPT

THIS DOCUMENT IS TO ACKNOWLEDGE RECEIPT OF CHECK/MONEY ORDER

Check No. 1611 in the amount of \$ 1,056.09Received From: Abraham ItuahSubmitted To: Kristin Schultz

BRT # _____ ADDRESS _____

ACCT # _____ # 12-1-234200 3765 N Bouvier St \$ 242.02

EIN # _____ # 12-4-142500 5551 Morris Street \$ 383.03

10-2-369000 2153 66th Ave 431.04

Thank you.

Kristin Schultz
Signature

\$ 1,056.09
—

(Place stamp here) _____

3/7/16



CITY OF PHILADELPHIA

DEPARTMENT OF REVENUE
LAW REVENUE BUREAU
MUNICIPAL SERVICES BUILDING
1401 JOHN F. KENNEDY BLVD
5TH FLOOR
PHILADELPHIA PA 19102

RECEIPT

THIS DOCUMENT IS TO ACKNOWLEDGE RECEIPT OF CHECK/MONEY ORDER

Check No. 1049 in the amount of \$ 4,558.32

Received From: Abraham Ithai

Submitted To: Kristin Schuep

BRT # _____ ADDRESS See attached (4 properties)

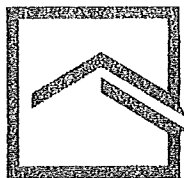
ACCT # _____

EIN # _____

Thank you.

Kristin Schuep
Signature

(Place stamp here) _____



GO ABSTRACT — SERVICES —

COMPLIANCE AGREEMENT

File Number: PACO22-0169
 Property Address: 212 South Edgewood Street, Philadelphia, PA 19139
 Seller(s): A I Osaze & Sons Enterprise LLC
 Buyer(s)/Borrower(s): BRIQ HOUSE LLC
 Lender:

In connection with the closing of the subject loan and/or sale of the above referenced property, it is hereby agreed and understood between the said parties that if any errors have been made in the preparation of the settlement statement, note, deed of trust, or any other documents relative to this closing, whether typographical, in mathematical computation, or by reason of omission, said errors will be corrected and adjusted by the buyer and/or seller (whichever is applicable) as soon as said error or errors are discovered and disclosed to said parties by Go Abstract Services, LLC or the lender on this transaction.

In the event either seller or buyer shall fail or refuse to immediately adjust and correct such error or omission (and to make any payment or refund necessitated by such adjustment and correction) upon written demand by Go Abstract Services, LLC and if, as a result thereof Go Abstract Services, LLC shall be required to retain the services of an attorney so as to compel adjustment and correction (and any necessary payment or refund) then the party who or which fails to make the adjustment and correction (and any necessary payment or refund) upon demand as aforesaid shall reimburse Go Abstract Services, LLC for its reasonable attorney's fees, court costs and investigative expenses thereby incurred.

We may provide requested information from the file, to a third party, if necessary, in order to recoup shortages or losses.

SELLER(S)

Signed on:

3/21, 2022

[Signature]
 A I Osaze & Sons Enterprise LLC

BUYER(S) / BORROWER(S)

Signed on:

3/21, 2022

[Signature]
 BRIQ HOUSE LLC

Sworn and subscribed before me the day and
 date aforesaid

[Signature]

Notary Public

My commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
 Janine M. Miller, Notary Public
 Philadelphia County
 My commission expires June 17, 2025
 Commission number 1399990
 Member, Pennsylvania Association of Notaries

Sworn and subscribed before me the day and
 date aforesaid

[Signature]

Notary Public

My commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
 Janine M. Miller, Notary Public
 Philadelphia County
 My commission expires June 17, 2025
 Commission number 1399990
 Member, Pennsylvania Association of Notaries

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
TIPS DESIGNATED PAYMENT

A I OSAZE & SONS ENTERPRISE
212 S EDGEWOOD ST
PHILA PA 19139-3708

ENTITY: 006 / 031161400
NOTICE NUMBER: 0000900723805
BILL DATE: 05/07/2019
DUE ~~ON~~ BEFORE: ~~05/07/2019~~

INCLUDES PAYMENTS THROUGH: 05/03/2019 TELEPHONE NUMBER: (215) 686-6600

ACCT	ACCT ID	PERIOD	TAX DUE	INTEREST DUE	PENALTY DUE	TOTAL DUE
REA	100005209	01/01/12			CHARGES:	180.00
REA	100005209	12/31/12	84.94	49.41	.00	134.35
REA	100005209	12/31/13	399.13	194.57	.00	593.70
REA	100005209	12/31/14	500.83	199.08	.00	699.91
REA	100005209	12/31/15	500.83	154.01	.00	654.84
REA	100005209	12/31/15			CHARGES:	86.70
REA	100005209	12/31/16	650.35	141.45	.00	791.80
REA	100005209	12/31/16			CHARGES:	86.70
REA	100005209	12/31/17	650.35	82.92	.00	733.27
REA	100005209	12/31/17			CHARGES:	91.45
REA	100005209	12/31/18	650.35	24.39	.00	674.74
REA	100005209	12/31/18			CHARGES:	91.45
	TOTAL		3,436.78	845.83	.00	4,818.91

*Paid as per the letter dated June 6, 2019
prepared by Camen L. Sanchez -*

ENTITY: 006 / 031161400
NOTICE NUMBER: 0000900723805
BILL DATE: 05/07/2019
DUE ~~ON OR~~ BEFORE: ~~06/01/2019~~
/2019 TELEPHONE NUMBER: (215) 686-6600

Scan OCR

Scan OCR
Tax Due: \$0.00
Interest / Penalty: \$0.00
Amount Paid: \$4,818.91
Invoice Number: 6026
Phone Number: 18577

Amount Paid:
Sequence Number: 18577
Batch Number: 38

RE. Amount: 4,800
RI Sequence Number: 1651
Batch Number: 38
Estate Tax Current 4,800

RE: Real Estate Tax Current 4,618.91

RE
RE
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RE

REA
REA
REA
REA

REA 1
REA 1
REA 1C

REA 1
REA 10
REA 10
REA 100

REA 100 Fee: \$100
REA 100 Account: PFA ACCOUNT
REA 100 12/31/2012 184.94
REA 100 Total

REA 100
REA 1000
REA 1000

REAR 1000
REAR 1000
TOTAL

TOTAL 100.00
ADDITIONAL REPAIRS
12/11/2010 \$399.13
P11-11-11-57

12
P
TH

Account \$500.83

INT: \$199.08 \$500.83
+ REA Account ID: 031161400

Account: REA Account ID: 03110
3/31/2015 5:00.83

Account: REA Account
12/31/2015
Principal: \$500.83
Interest: \$154.01
Total: \$654.84

Account ID: 031161400
12/31/2015
Principal: \$500.85
INT: \$154.01
Fees: \$86.70
SEA Account ID: 031161400

Principal: \$154.01
INT: \$154.01
Fees: \$86.70
Account: REA Account ID: 03116140
2016 \$650.35

Account: REA Account 11
12/31/2016
Principal: \$650.35
141.45
03116

Account: RBA
12/31/2016
Principal: \$650.35
INT: \$141.45
Fees: \$86.70
Account ID: 031161400

Principal: \$141.45
INT: \$141.45
Fees: \$86.70
Account: REA Account ID: 031161400
217 550.35

Account: REA Account ID: 00000000000000000000
Principal: \$650.35

Account: REA ACC
12/31/2017
Principal: \$650.35
INT: \$82.92
\$91.45
Print ID: 09116

Principal: \$650.00
INT: \$82.92
Fees: \$91.45

Account: REA Account ID: 03110
2/31/2018
Fees: \$91.45
\$650.35

Account: REA Account
12/31/2018
Principal: \$650.35
Interest: \$24.39
Total: \$674.74

SubTotal:
Total:

Deposit Paid
Not Credited.
Paid in full.

4,818.91
4,818.91

SA-21861

SA-

21820

#3

Cut Out & Use to Mail Payment to:

City of Philadelphia - Law Department

Code Enforcement Unit

Phone: 215 683-5110

Fax: 215 683-5299

Email: LawCodeEnforce@phila.gov

Date: January 31, 2019

This offer will expire 30 days from the date of this bill.

City of Philadelphia, Law Department
 Code Enforcement Unit
 c/o T. Taylor
 1515 Arch Street, 15th Floor
 Phila., PA 19102-1595

Judgment(s) Statement

Arising from Violations Issued by the Dept. of Licenses and Inspections

TOTAL AMOUNT OWED: 8,173.04

The City of Philadelphia has judgments against Abraham Ituah

#	DATE OF JUDGMENT	CASE NUMBER	JUDGMENT AMOUNT INCL. COSTS	POST-JUDGMENT INTEREST	(IF APPLICABLE) JUDGMENT REVIVAL COST	TOTAL DUE
1	7/28/2015	CE-15-06-32-0026	\$4,000.00	\$843.62	\$0.00	\$4,843.62
2	4/3/2017	CE-17-02-32-0300	\$3,000.00	\$329.42	\$0.00	\$3,329.42

Paid SA-2080

***** I the buyer is purchasing the property subject to the above lien.

Eli Gabay, Sole Memeber of ASLIM INVESTMENTS, LLC

PLEASE NOTE: All payments are to be made with guaranteed funds, such as a bank check or money order, made payable to "City of Philadelphia" and directed to the City of Philadelphia Law Department, Code Enforcement Unit, 1515 Arch Street, 15th Floor Philadelphia, PA.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment

This is a judgment payoff statement based on the information provided. This statement does not serve as a judgment or lien search and may not include all Municipal Court judgments against a particular entity/individual. This statement does not include any fees owed to the Department of Licenses and Inspections, any in rem liens on a property placed due to work performed by the City or the status of violations on a particular property.

For information regarding liens you can search the Locality/In Rem Index with the Philadelphia Court of Common Pleas at City Hall Room 262 and/or obtain a lien statement by emailing agency.receivables@phila.gov.

For information regarding reinspection fees or other fees you must contact the Department of Licenses and Inspections. For the status of violations you can either obtain a property certification for the Department of Licenses and Inspections or search the property history at www.phila.gov/LI or <https://atlas.phila.gov/>.

15:50:13 Tuesday, May 28, 2019

LANA717

T016

TIPS ACCOUNTING SYSTEM
Delinquent Real Estate Tax Liability

05/28/19

15:49:57

ENTITY: BRT / 332526600 NAME : ITUAH ABRAHAM
 ACCOUNT : REA ADDRESS: 4021 NEILSON ST
 ACCOUNT ID : 1000254121 REAL ESTATE TAX
 I&P CALC DATE: 05/28/2019 PERIOD START DATE:

PERIOD	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL	STATUS
REA	332526600					
01012013Y				180.00	180.00	
- 12312013Y	969.18	472.48	67.84	111.77	1621.27	CASE
- 12312014Y	1217.39	483.91	85.22	199.09	1985.61	CASE
- 12312015Y	1217.39	374.35	85.22	192.52	1869.48	CASE
- 12312016Y	672.89	146.36	47.10	143.88	1010.23	CASE
- 12312017Y	672.89	85.80	47.10	145.28	951.07	CASE
- 12312018Y	672.89	25.24	26.92	140.44	865.49	CASE
- 12312019Y	580.92	17.43			598.35	
- TOTAL	6003.55	1605.57	359.40	1112.98	9081.50	

PF1=HELP PF5=ACCT-DETAIL PF7=BACKWARD PF8=FORWARD MORE: Y
 NO MORE ACCOUNTS FOR ENTITY PF12=MENU

\$2300.00 Down payment
 \$452.00 ¹⁵ month
 Paid not credited

15:51:29 Tuesday, May 28, 2019

LANA717
T016TIPS ACCOUNTING SYSTEM
Delinquent Real Estate Tax Liability05/28/19
15:51:22

ENTITY: BRT / 162079700 NAME : ITUAH ABRAHAM
 ACCOUNT : REA ADDRESS: 2507 N 19TH STREET
 ACCOUNT ID : 1000132638 REAL ESTATE TAX
 I&P CALC DATE: 05/28/2019 PERIOD START DATE:

PERIOD	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL	STATUS
REA	162079700				639.37	BILL
- 12312019Y	620.75	18.62			639.37	
TOTAL	620.75	18.62			639.37	
ENT TOTAL	620.75	18.62				

PF1=HELP PF5=ACCT-DETAIL PF7=BACKWARD PF8=FORWARD MORE:
 NO MORE RECORDS FOR THIS VIEW PF12=MENU

\$160.00 - Down payment
 6mos Agreement (\$81.56)

15:51:09 Tuesday, May 28, 2019

LANA717

T016

TIPS ACCOUNTING SYSTEM
Delinquent Real Estate Tax Liability

05/28/19

15:51:01

ENTITY: BRT / 073060600 NAME : ITUAH ABRAHAM
 ACCOUNT : REA ADDRESS: 3301 A STREET
 ACCOUNT ID : 1000083283 REAL ESTATE TAX
 I&P CALC DATE: 05/28/2019 PERIOD START DATE:

PERIOD	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL	STATUS
REA	073060600					
01012015Y				180.00	180.00	
12312015Y	633.88	194.93	44.37	144.29	1017.47	CASE
12312016Y	732.45	159.30	51.27	148.48	1091.50	CASE
12312017Y	732.45	93.38	51.27	149.56	1026.66	CASE
12312018Y	732.45	27.46	29.30	144.29	933.50	CASE
12312019Y	723.70	21.71			745.41	
TOTAL	3554.93	496.78	176.21	766.62	4994.54	
ENT TOTAL	3554.93	496.78	176.21	766.62	4994.54	

PF1=HELP PF5=ACCT-DETAIL PF7=BACKWARD PF8=FORWARD
 NO MORE RECORDS FOR THIS VIEW

MORE:
 PF12=MENU

~~\$1250.00 Downpayment~~

~~\$333.00 - 15 mo. Agreement~~

Case NO 1906T5961
 9/12/2019 @ 10:01 AM -

15:53:00 Tuesday, May 28, 2019

LANA717
T016TIPS ACCOUNTING SYSTEM
Delinquent Real Estate Tax Liability05/28/19
15:52:52

ENTITY: BRT / 102369000 NAME : ITUAH ABRAHAM
 ACCOUNT : REA ADDRESS: 2153 66TH AVENUE
 ACCOUNT ID : 1000099699 REAL ESTATE TAX
 I&P CALC DATE: 05/28/2019 PERIOD START DATE:

PERIOD	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL	STATUS
REA 102369000				180.00	180.00	
01012011Y				111.76	444.90	CASE
12312011Y		238.62	94.52	129.35	479.16	CASE
12312013Y		248.12	101.69	205.89	1098.33	CASE
12312014Y	482.86	305.27	104.31	215.06	2267.75	CASE
12312015Y	1490.15	458.23	104.31	217.62	2313.00	CASE
12312016Y	1627.48	353.98	113.92	213.87	2162.78	CASE
12312017Y	1627.48	207.51	113.92	202.15	1955.76	CASE
12312018Y	1627.48	61.03	65.10		1672.48	
12312019Y	1623.77	48.71				

PF1=HELP PF5=ACCT-DETAIL PF7=BACKWARD PF8=FORWARD MORE: Y
 NO MORE ACCOUNTS FOR ENTITY PF12=MENU

\$3,143.54

Down Payment

15 mo → \$628.70

ms. Sillman

215-686-0533

sheena.sillman@
phila.gov

CIVIL ACTION/CITY BUSINESS TAX
TAX COLLECTION CASE

Filed and Accepted by the
Office of Judicial Records
AT 1:00 PM on May 3, 2023
U.S. DISTRICT COURT OF PENNSYLVANIA

BY: JONATHAN M. TALAMINI, ASSISTANT CITY SOLICITOR
ATTORNEY IDENTIFICATION NUMBER: 315143
5TH FLOOR, MUNICIPAL SERVICES BUILDING
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
(215) 686-0516

CITY OF PHILADELPHIA

VS.

ABRARAM ITUAH
4021 NEILSON STREET
PHILADELPHIA, PA 19124

Individually assigned to:
Tax Program

COURT OF COMMON PLEAS
PHILADELPHIA COUNTY

NO.

PRAECIPE TO ISSUE SUMMONS
5100-CITY BUSINESS TAX-COLLECTION

TO THE PROTHONOTARY:

Kindly issue a Writ of Summons in Civil Action in the above-captioned matter.



JONATHAN M. TALAMINI
ASSISTANT CITY SOLICITOR

Commonwealth of Pennsylvania
CITY AND COUNTY OF PHILADELPHIA

SUMMONS
CITACION

COURT OF COMMON PLEAS

Term, 20

No.

City of Philadelphia

vs.

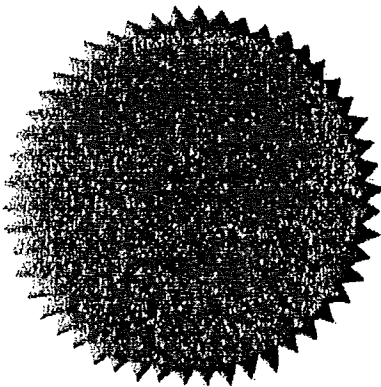
Abraram Ituah

To⁽¹⁾

Abraram Ituah
4201 Neilson Street
Philadelphia, PA 19124

You are notified that the Plaintiff⁽²⁾
Usted esta avisado que el demandante⁽²⁾

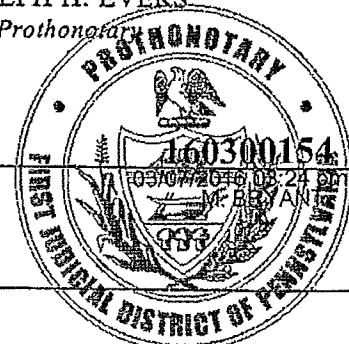
Has (have) commenced an action against you.
Ha (han) iniciado una accion en contra suya.



JOSEPH H. EVERS
Prothonotary

By

Date



⁽¹⁾ Name(s) of Defendant(s)
⁽²⁾ Name(s) of Plaintiff(s)

BY: CHRISTINE BAK, DEPUTY CITY SOLICITOR
 ATTORNEY IDENTIFICATION NUMBER: 35683.
 5TH FLOOR, MUNICIPAL SERVICES BUILDING
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 (215) 686-0567

COMMON PLEAS COURT

ACCOUNT #8086860

CITY OF PHILADELPHIA

VS.

ABRARAM ITUAH
 4021 Neilson Street
 Philadelphia PA 19124

STIPULATION FOR JUDGMENT AGAINST DEFENDANT

AND NOW, this 1 day of July, 2015, it is hereby stipulated by and between the City of Philadelphia (hereinafter "Plaintiff"), and Abraham Ituah (hereinafter "Defendant"), as follows:

§ I. Terms and Conditions

- A. That this Stipulation (hereinafter "Agreement"), contains all of the terms and conditions agreed upon by the parties, and no other agreements, oral or otherwise, shall be deemed to exist or to bind any of the parties hereto. Any and all amendments to this Agreement must be in writing, and signed by the parties.
- B. That judgment be entered in favor of Plaintiff and against Defendant in the amount of \$18,671.67 which includes tax principal of \$7,667.04, interest of \$4,071.50 and penalties computed to June 26, 2015, of \$6,933.13, plus additional interest and penalties that will continue to accrue pursuant to § 19-509(1) of the Philadelphia Code (hereinafter the "Judgment Amount"), and as described below:

12312007 BIR	\$2,458.04
12312008 BIR	\$1,397.00
12312009 BIR	\$426.00
12312010 BIR	\$103.00
04112011 BIR	\$ 0.00
12312011 BIR	\$175.00
12312012 BIR	\$212.00
04152012 BIR	\$0.00
12312013 BIR	\$2005.00
12312014 BIR	\$144.00
04152015 BIR	\$144.00
12312006 NPT	\$462.00

12312011 NPT	\$47.00
12312012 NPT	\$58.00
12312013 NPT	\$15.00
12312014 NPT	\$21.00
Interest to June 26, 2015	\$4,071.50
Penalties to June 26, 2015	\$6,933.13
TOTAL JUDGMENT AMOUNT	\$18,671.67

C. That execution upon the Judgment Amount will be stayed upon the condition that Defendant satisfies the Settlement Amount as defined below, does not breach this agreement, and otherwise complies with the following payment schedule and requirements:

1. A down payment of \$1,555.98 due on or before July 1, 2015. Thereafter, Eleven payments of \$1,555.97 are due on the First of each month for 11 months commencing on August 1, 2015 until the Settlement Amount of \$18,671.67 is paid in full. Defendant is making all payments pursuant to this agreement in the normal course of business or financial affairs.
2. Defendant must timely file all tax returns and pay directly to the Department of Revenue the full liability of all current taxes, when due, including but not limited to real estate taxes. Failure to do so is a breach of this Stipulation. Current taxes are those taxes and periods subsequent to those covered by this Stipulation.
3. If Defendant makes all payments pursuant to the payment schedule described in paragraph (C) (1) above, and otherwise in accordance with this Agreement, Plaintiff agrees to abate interest and penalty in the amount of \$0.00 that has accrued upon the unpaid tax principal. Plaintiff also agrees to abate all interest and penalty that accrues after June 26, 2015, as a part of this Settlement Agreement.
4. **All payments are to be made with guaranteed funds via bank check, certified check, or money order made payable to "City of Philadelphia" and directed to The City of Philadelphia Department of Revenue, P.O. Box 1630, Philadelphia, PA 19102-1630. At the Plaintiff's discretion, personal checks may be accepted. However, in the event that a personal check is returned for insufficient funds, the Defendant will be charged a \$20.00 transaction fee and the payment will remain due according to the original payment due date. You will receive monthly bills and payment coupons from the Department of Revenue. To insure that your payments are applied properly, you must submit your payment with the monthly coupon. Should you have any questions or concerns regarding this agreement, please contact me at (215) 686-0567.**

5. Payments remitted shall not contain any statement or language implying that the account is closed, or that the debt has been satisfied prior to notification of the same by Plaintiff.

§ II. Breach

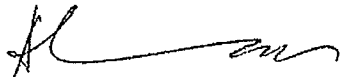
- A. If Defendant fails to perform any of the terms, covenants, or conditions of this Agreement as specified in § I (A) – (C), such failure shall constitute a breach. Any misrepresentation of material facts regarding Defendant's financial condition, shall constitute a breach of this agreement. The failure to file, or a failure to remit payment for all current taxes when due shall constitute a breach.
- B. Defendant agrees to notify Plaintiff of any change in corporate name, officers, or location during the term of this agreement. Such information must be submitted to Plaintiff in writing and within 30 days of the relevant change; failure to do so will be considered a breach of this agreement.
- C. In the event of a breach, Plaintiff may proceed immediately, without further notice to Defendant(s), to execute upon aforesaid judgment for the full Judgment Amount. At Plaintiff's discretion, Defendant may cure the breach in a reasonable time and manner, without affecting Plaintiff's right to declare a breach in the future.

§ III. Reservation of Rights

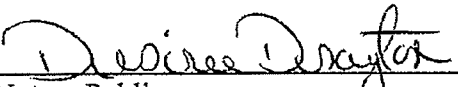
- A. Plaintiff City hereby acknowledges that the Defendant has filed a petition for administrative review with the Tax Review Board for the business tax liabilities contained herein. Plaintiff City agrees that this agreement will be amended by the determination of the Tax Review Board, if any. If the Board's determination reduces the amount of tax and or any of the interest and penalties, the Plaintiff City will adjust the payments under this Agreement and the Judgment amount to reflect the Board's decision. Prior payments will apply to reduce the Board's determination. The determination of the Board is the final appeal available to the Defendant. The Board's decision that is available to reduce this agreement must be known by May 31, 2016.
- B. In the event that the Department of Revenue audits the Defendant for any periods contained herein or otherwise, Plaintiff reserves the right to seek payment for these and any additional liabilities that may be revealed or owed.
- C. Plaintiff's failure to exercise any rights set forth in this agreement shall not constitute a waiver of such rights.
- D. Plaintiff shall have the aforesaid judgment marked satisfied upon receipt of the Settlement Amount and in accordance with the terms and conditions set forth herein.
- E. The undersigned hereby acknowledges that he or she has read, understands and accepts this Agreement in full.

JUDGMENTS BY AGREEMENT CAN NOT BE APPEALED.

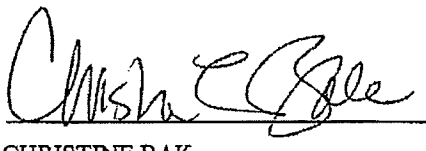
Date: 6/29/15

By: 
Abraham Ituah, Defendant

Sworn to and subscribed before me this
day of 29th, JUNE, 2015


Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Desiree Drayton, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires July 12, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date: _____

By: 
CHRISTINE BAK
DEPUTY CITY SOLICITOR
Attorney for Plaintiff
City of Philadelphia

Collections not Credited
or
Acknowledged by
Ms. Pamela Thurmond
Bankruptcy Petitioner

SWPC01 12.5.01 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
P. O. BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605

12
 Judgment

Notice of Settlement Offer

GRAY, MAY
1306 MARSHALL AVE
PITTSBURGH PA, 15212-2822

04/10/2019

Account Number:

3750000419 GRAY, MAY

1306 MARSHALL AVE

Dear Sir/Madam:

Your inquiry regarding the above account(s) has been received and reviewed. The current amount due reflects the total amount owed on these account(s). The settlement amount due listed below is the amount we agree to accept on these account(s) for these charges. No monthly reminders will be sent. If payment in full is not received by 05/24/2019, the amount of these charges will reflect the previously due amount. This agreement covers only the currently open charges; you must respond to any newly assessed charges promptly.

Please feel free to contact the Code Unit at (215) 686-1587 if you have any questions. In addition, send your payment with a copy of this letter to the Department of Finance, PO Box 56318, Philadelphia, PA 19130-6318. Thank you for your cooperation in keeping the City clean.

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

ACCOUNT #	CVN OR CE	ISSUE DATE	PREV AMT	SETTLEMENT AMT
3750000419	38412640	07/21/2014	90.00	90.00
3750000419	37842044	03/10/2014	90.00	90.00
3750000419	35762193	02/10/2014	90.00	90.00
3750000419	35715901	12/09/2013	90.00	90.00
3750000419	C1501330231	01/12/2015	713.00	713.00

Current Amount Due (Prior to Settlement): \$1,073.00
Settlement Amount Due : \$1,073.00
 Letter STLT01

12/20/2018 16:10

(FAX)

P.002/004



REVENUE COLLECTION BUREAU, INC.
Rewarding Partnerships

December 20, 2018

#2

ABRAHAM ITUAH

PO BOX 48024

Philadelphia, PA 19144

c/o Payoff Request - STATEWIDE ABSTRACT GROUP, INC (Tele: 215-332-7600/ Fax 215-332-7603

Attn: Jillian Czop / File Number SA-20880

RE: City of Philadelphia Water Revenue Bureau
RCB Case Number: 851324
Property Address: 2153 66TH Ave / Account Number: 004-89180-001
Water Revenue Bureau: \$2305.01
CE 15-12-82-0075: Fine: \$0 Court Cost: \$112.00
Total Payoff Amount as of December 20, 2018: \$2417.01

Dear ABRAHAM ITUAH:

The total amount due for the above water account as of December 20, 2018, is \$2305.01 plus \$112.00 for court cost to satisfy judgment. Payment of this request should be received no later than **January 11, 2019**, Please be advised that this amount may not include the current billing cycle for any water usage and sewer charges.

Please make all payment(s) payable to "Water Revenue Bureau". To ensure proper posting of your payment please reference the above RCB Case Number, and mail your payment to:

Revenue Collection Bureau
5900 Torresdale Avenue
Philadelphia, PA 19135

Please contact me directly with any questions at (215) 288-6800, Extension 327.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Alicia Calderon".

Alicia Calderon

Account Representative

Revenue Collection Bureau, Inc.

City of Philadelphia - Law Department

Code Enforcement Unit

Phone: 215 683-5110

Fax: 215 683-5299

Email: LawCodeEnforce@phila.gov

Date: January 23, 2019

This offer will expire 30 days from the date of this bill.

Cut Out & Use to Mail Payment to:

City of Philadelphia, Law Department

Code Enforcement Unit

1515 Arch Street, 15th Floor

Phila., PA 19102-1595

Pd
ESC CK 1236
1/24/19

Judgment(s) Statement #4

Arising from Violations Issued by the Dept. of Licenses and Inspections

TOTAL AMOUNT OWED: \$ 3,325.48

The City of Philadelphia has judgments against Abraham Ituah

	DATE OF JUDGMENT	CASE NUMBER	JUDGMENT AMOUNT INCL. COSTS	POST-JUDGMENT INTEREST	(IF APPLICABLE) JUDGMENT REVIVAL COST	TOTAL DUE
1	4/3/2017	CE-17-02-32-0300	\$3,000.00	\$325.48	\$0.00	\$3,325.48

PLEASE NOTE: All payments are to be made with guaranteed funds, such as a bank check or money order, made payable to "City of Philadelphia" and directed to the City of Philadelphia Law Department, Code Enforcement Unit, 1515 Arch Street, 15th Floor Philadelphia, PA.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment

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For information regarding liens you can search the Locality/In Rem Index with the Philadelphia Court of Common Pleas at City Hall Room 262 and/or obtain a lien statement by emailing agency.receivables@phila.gov. For information regarding reinspection fees or other fees you must contact the Department of Licenses and Inspections. For the status of violations you can either obtain a property certification for the Department of Licenses and Inspections or search the property history at www.phila.gov/li or <https://atlas.phila.gov/>.

A

#10 / #13

Cut Out & Use to Mail Payment to:

City of Philadelphia - Law Department
 Code Enforcement Unit
 Phone: 215 683-5110
 Fax: 215 683-5299
 Email: LawCodeEnforce@phila.gov
 Date: April 23, 2019
 Good Through 30 Days

City of Philadelphia, Law Department
 Code Enforcement Unit
 c/o S. Walker
 1515 Arch Street, 15th Floor
 Phila., PA 19102-1595

Judgment(s) Statement

Arising from Violations Issued by the Dept. of Licenses and Inspections

TOTAL AMOUNT OWED: \$5,020.53

The City of Philadelphia has judgments against **May Gray**:

#	DATE OF JUDGMENT	CASE NUMBER	JUDGMENT AMOUNT INCL. COSTS	POST-JUDGMENT INTEREST	(IF APPLICABLE) JUDGMENT REVIVAL COST	TOTAL DUE
1	01/05/2015	CE1408320815	\$600.00	\$154.75	\$0.00	\$754.75
2	08/31/2015	CE1505320704	\$3,500.00	\$765.78	\$0.00	\$4,265.78
3						
4						

PLEASE NOTE: All payments are to be made with **guaranteed funds**, such as a bank check or money order, made **payable to "City of Philadelphia"** and directed to the City of Philadelphia Law Department, Code Enforcement Unit, 1515 Arch Street, 15th Floor Philadelphia, PA.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment

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 For information regarding reinspection fees or other fees you must contact the Department of Licenses and Inspections. For the status of violations you can either obtain a property certification for the Department of Licenses and Inspections or search the property history at www.phila.gov/LI or <https://atlas.phila.gov/>.

12/20/2018 16:10

(FAX)

P.003/004



REVENUE COLLECTION BUREAU, INC.
Rewarding Partnerships

December 20, 2018

#6

ABRAHAM ITUAH

PO BOX 48024

Philadelphia, PA 19144

c/o Payoff Request – STATEWIDE ABSTRACT GROUP, INC (Tele: 215-332-7600/ Fax 215-332-7603

Attn: Jillian Czop / File Number SA-20800

RE: City of Philadelphia Water Revenue Bureau
RCB Case Number: 891863
Property Address: 508 W Tabor Road / Account Number: 0087654000508001
Water Revenue Bureau: \$1,555.23
CE 18-01-82-0326; Fine: \$0 Court Cost: \$94.75
Total Payoff Amount as of December 20, 2018: \$1,649.98

Dear ABRAHAM ITUAH:

The total amount due for the above water account as of December 20, 2018 is \$1555.23 plus \$94.75 for court cost to satisfy judgment. Payment of this request should be received no later than January 11, 2019. Please be advised that this amount may not include the current billing cycle for any water usage and sewer charges.

Please make all payment(s) payable to "Water Revenue Bureau". To ensure proper posting of your payment please reference the above RCB Case Number, and mail your payment to:

Revenue Collection Bureau
5900 Torresdale Avenue
Philadelphia, PA 19135

Please contact me directly with any questions at (215) 288-6800, Extension 327.
Thank you for your cooperation in this matter.

Sincerely,

Alicia Calderon

Account Representative

Revenue Collection Bureau, Inc.

Exhibit A

SWPC01 12.5.01 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
P. O. BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605

Notice of Settlement Offer

02/05/2019

ITUAN, ABRAHAM
 92 ROBINSON AVE
 NEWBURGH NY, 12550-4402

Account Number:

1102003301 ITUAN, ABRAHAM	92 ROBINSON AVE
1850003765 ITUAN, ABRAHAM	92 ROBINSON AVE
2906001700 ITUAN, ABRAHAM O	92 ROBINSON AVE
3666005229 ITUAN, ABRAHAM	92 ROBINSON AVE
3750000419 ITUAN, ABRAHAM	92 ROBINSON AVE
3818002538 ITUAN, ABRAHAM	92 ROBINSON AVE
5924004021 ITUAN, ABRAHAM	92 ROBINSON AVE
76540009508 ITUAN, ABRAHAM	92 ROBINSON AVE
8803004624 ITUAN, ABRAHAM	92 ROBINSON AVE
8815002507 ITUAN, ABRAHAM	92 ROBINSON AVE
8885000033 ITUAN, ABRAHAM	92 ROBINSON AVE
8918002153 ITUAN, ABRAHAM	92 ROBINSON ST

Dear Sir/Madam:

Your inquiry regarding the above account(s) has been received and reviewed. The current amount due reflects the total amount owed on these account(s). The settlement amount due listed below is the amount we agree to accept on these account(s) for these charges. No monthly reminders will be sent. If payment in full is not received by 03/31/2019, the amount of these charges will reflect the previously due amount. This agreement covers only the currently open charges; you must respond to any newly assessed charges promptly.

Please feel free to contact the Code Unit at (215) 686-1887 if you have any questions. In addition, send your payment with a copy of this letter to the Department of Finance, PO Box 56318, Philadelphia, PA 19130-6318. Thank you for your cooperation in keeping the City clean.

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

ACCOUNT #	CVN OR CE	ISSUE DATE	PREV AMT	SETTLEMENT AMT
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1 of 5

SWPC01 12.5.01 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
P. O. BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605

Notice of Settlement Offer

Page: 05

ITUAN, ABRAHAM
92 ROBINSON AVE
NEWBURGH NY, 12550-4402

02/05/2019

ACCOUNT #	CVN OR CE	ISSUE DATE	PREV AMT	SETTLEMENT AMT
8918002153	18315393	10/15/2015	90.00	90.00
8918002153	17743305	12/29/2014	90.00	90.00
8918002153	17330084	08/18/2015	90.00	90.00
8918002153	17330073	08/18/2015	115.00	115.00
8918002153	61052762	11/09/2018	75.00	75.00
8918002153	41684370	10/02/2014	115.00	115.00
8918002153	41682351	09/11/2014	115.00	115.00

Current Amount Due (Prior to Settlement):
Settlement Amount Due :

~~\$15,727.00~~~~\$13,727.00~~

Letter STLT01

SWPC01 12.6.01 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
P. O. BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605

Notice of Settlement Offer

Page: 04

02/05/2019

ITUAN, ABRAHAM
 92 ROBINSON AVE
 NEWBURGH NY, 12550-4402

ACCOUNT #	CVN OR CB	ISSUE DATE	PREV AMT	SETTLEMENT AMT
3666005229	41485754	10/28/2014	90.00	90.00
3666005229	41307486	11/24/2014	90.00	90.00
3666005229	41307475	11/24/2014	90.00	90.00
3666005229	41307464	11/24/2014	90.00	90.00
3666008229	39273172	06/13/2014	115.00	115.00
3666005229	C1308330244	08/13/2013	730.00	730.00
3666005229	C1308330243	08/13/2013	645.00	645.00
3750000419	60915341	07/08/2018	115.00	115.00
3750000419	59307054	08/27/2018	115.00	115.00
3750000419	58492873	10/02/2017	90.00	90.00
3750000419	58468911	09/05/2017	115.00	115.00
3750000419	58764516	04/25/2016	115.00	115.00
3750000419	27443441	04/20/2018	115.00	115.00
3750000419	18826942	08/31/2016	115.00	115.00
3750000419	18826916	08/31/2016	115.00	115.00
3818002538	38733295	06/24/2014	90.00	90.00
3818002538	21720366	06/03/2010	90.00	90.00
5924004021	57827862	08/01/2017	90.00	90.00
5924004021	31789310	02/26/2013	90.00	90.00
7654000508	65700051	11/19/2018	90.00	90.00
8803004624	65706852	01/08/2019	50.00	50.00
8803004624	58772195	05/08/2018	115.00	115.00
8803004624	57774662	07/25/2017	115.00	115.00
8803004624	C1704330211	04/10/2017	632.00	262.00
8815002507	18687583	06/28/2016	90.00	90.00
8885000033	08792442	02/14/2006	65.00	65.00
8918002153	65462051	12/17/2018	75.00	75.00
8918002153	41581940	09/09/2014	115.00	115.00
8918002153	37326472	08/11/2014	90.00	90.00
8918002153	35885942	04/02/2014	90.00	90.00
8918002153	35879620	01/14/2014	90.00	90.00
8918002153	35878231	12/24/2013	90.00	90.00
8918002153	33393404	10/07/2013	115.00	115.00
8918002153	33052224	08/29/2013	115.00	115.00
8918002153	32609953	09/10/2013	115.00	115.00
8918002153	31600612	05/03/2013	90.00	90.00
8918002153	30720141	02/21/2013	90.00	90.00
8918002153	19247115	01/06/2017	90.00	90.00
8918002153	18315404	10/15/2015	115.00	115.00

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SWPC01 12501 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
 P. O. BOX 56318
 PHILADELPHIA, PA 19130-6318
 (215) 567-2605

Notice of Settlement Offer

Page: 02

ITUAH, ABRAHAM
 92 ROBINSON AVE
 NEWBURGH NY, 12550-4402

02/05/2019

ACCOUNT #	CVN OR CE	ISSUE DATE	PREV AMT	SETTLEMENT AMT
1102003301	57648603	08/08/2017	90.00	90.00
1102003301	26941530	01/04/2011	90.00	90.00
1102003301	13538814	05/05/2009	65.00	65.00
1850003765	41321755	07/10/2015	90.00	90.00
1850003765	36048644	05/21/2014	90.00	90.00
1850003765	18772896	08/01/2016	90.00	90.00
1850003765	18109825	02/02/2016	115.00	115.00
1850003765	17932515	06/29/2015	90.00	90.00
1850003765	17929914	07/13/2015	90.00	90.00
2906001700	35971445	06/16/2014	90.00	90.00
2906001700	35970900	06/11/2014	90.00	90.00
2906001700	35955776	12/05/2013	90.00	90.00
2906001700	28806691	06/14/2012	90.00	90.00
2906001700	18046416	10/06/2015	90.00	90.00
2906001700	18020310	09/08/2015	90.00	90.00
2906001700	14085341	09/17/2009	190.00	190.00
2906001700	13624936	05/14/2009	65.00	65.00
2906001700	13609374	09/03/2009	190.00	190.00
2906001700	13021982	04/15/2009	65.00	65.00
2906001700	12866092	03/25/2009	65.00	65.00
2906001700	12769971	09/17/2009	90.00	90.00
2906001700	12758782	12/11/2008	65.00	65.00
2906001700	11596082	04/10/2008	65.00	65.00
2906001700	09529192	09/14/2006	65.00	65.00
3666005229	56654230	07/06/2017	115.00	115.00
3666005229	39273161	06/13/2014	90.00	90.00
3666005229	39273150	06/13/2014	90.00	90.00
3666005229	38581802	07/14/2014	90.00	90.00
3666005229	38581491	07/14/2014	90.00	90.00
3666005229	37512996	07/29/2014	90.00	90.00
3666005229	37509566	06/05/2014	90.00	90.00
3666005229	37509555	06/05/2014	90.00	90.00
3666005229	37505075	04/24/2014	90.00	90.00
3666005229	37505053	04/24/2014	90.00	90.00
3666005229	37505042	04/24/2014	90.00	90.00
3666005229	37505031	04/24/2014	90.00	90.00
3666005229	37503093	03/28/2014	90.00	90.00
3666005229	36616392	11/26/2013	90.00	90.00
3666005229	36616381	11/26/2013	90.00	90.00

4 of 5

SWPC01 12.501 CEC



CITY OF PHILADELPHIA
CODE VIOLATION ENFORCEMENT DIVISION

DEPARTMENT OF FINANCE
 P. O. BOX 56318
 PHILADELPHIA, PA 19130-6318
 (215) 567-2605

Notice of Settlement Offer

Page: 03


02/05/2019

ITZAH, ABRAHAM
 92 ROBINSON AVE
 NEWBURGH NY, 12550-4402

ACCOUNT #	CVN OR CE	ISSUE DATE	PREV AMT	SETTLEMENT AMT
3666005229	35997920	06/23/2014	90.00	90.00
3666005229	35997916	06/23/2014	90.00	90.00
3666005229	35997905	06/23/2014	90.00	90.00
3666005229	35876665	12/02/2013	90.00	90.00
3666005229	35867882	05/08/2014	90.00	90.00
3666005229	35867871	05/08/2014	90.00	90.00
3666005229	35867860	05/08/2014	90.00	90.00
3666005229	35853871	11/05/2013	90.00	90.00
3666005229	35849203	07/16/2014	90.00	90.00
3666005229	35848816	06/16/2014	90.00	90.00
3666005229	35848805	06/16/2014	90.00	90.00
3666005229	35848794	06/16/2014	90.00	90.00
3666005229	32064712	10/16/2013	115.00	115.00
3666005229	32064701	10/16/2013	90.00	90.00
3666005229	32062682	09/24/2013	90.00	90.00
3666005229	32062671	09/24/2013	90.00	90.00
3666005229	31866435	06/06/2013	90.00	90.00
3666005229	27444476	04/20/2013	115.00	115.00
3666005229	19158775	10/12/2016	90.00	90.00
3666005229	19158764	10/12/2016	90.00	90.00
3666005229	19029006	09/12/2016	90.00	90.00
3666005229	18565186	05/31/2016	90.00	90.00
3666005229	18443251	02/11/2016	90.00	90.00
3666005229	18222374	12/21/2015	90.00	90.00
3666005229	17810074	04/15/2015	90.00	90.00
3666005229	17755942	12/18/2014	90.00	90.00
3666005229	17755931	12/18/2014	90.00	90.00
3666005229	17755920	12/18/2014	90.00	90.00
3666005229	56651221	10/17/2016	90.00	90.00
3666005229	17755916	12/18/2014	90.00	90.00
3666005229	01711330027	11/06/2017	2,415.00	785.00
3666005229	56649714	10/04/2016	90.00	90.00
3666005229	56297883	04/18/2016	90.00	90.00
3666005229	44587966	12/28/2015	90.00	90.00
3666005229	44584433	09/23/2015	90.00	90.00
3666005229	44584422	09/23/2015	115.00	115.00
3666005229	41691635	01/12/2015	90.00	90.00
3666005229	41684650	10/06/2014	90.00	90.00
3666005229	41510302	03/11/2015	90.00	90.00

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5 of 5



City of Philadelphia

Law Department
Tax Unit: Mass Litigation Water
Municipal Services Building
1401 JFK Boulevard
Philadelphia, PA 19102-1595

11

Property Address: (MTZ MAK ESTATES LLC) 730 N 37TH ST

Account #: 029-88520-00730-001

Last Meter Reading: 245 Taken On: Apr 11, 2019

☐ Actual ☒ Estimated

Dates of Last Billing Cycle: Mar 13, 2019 to Apr 11, 2019

Water/Sewer Balance: \$0.00

Restore Fee (if applicable):

Lien Fee (if applicable):

Total: \$0.00

Discontinued Account(s) ☐ None if checked

#: (MAY GRAY) 029-88520-00730-001 Balance: \$0.00

#: Balance:

#: Balance:

Code Enforcement Judgment(s)
(inclusive of costs, fines, & fees)

☐ None if checked

Judgment #: CE-14-10-72-0299

Date: 10/01/2014

Court Costs: \$127.50

Fines: \$1400.00

Total: \$1527.50

Judgment #:

Date:

Court Costs: \$

Fines: \$

Total: \$

Judgment #:

Date:

Court Costs: \$

Fines: \$

Total: \$

Judgment #:

Date:

Court Costs: \$

Fines: \$

Total: \$

Agency/Lien Repair Bill Balance

☒ None if checked

Lien #:

Date:

Total: \$

Lien #:

Date:

Total: \$

Help Loan Bill Balance

☒ None if checked

Help Loan Acct #:

Date:

Total: \$

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): \$1527.50

GOOD THROUGH: 5/7/19

Additional Comments:

Law Department Representative's Name: DDRAKE

Date: 4/17/19

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Philadelphia Law Department, 1401 John F. Kennedy Blvd, Room 580, Philadelphia, PA, 19102.

Should you need an updated payoff figure, please send this completed form back with your request.

For Law Department Use Only



|||||

ITUAH ABRAHAM
PO BOX 48024
PHILADELPHIA PA 19144-8024

September 04, 2014

BRT: 10-2-369000
Case: 1876449
NOTICE 2837060140904
Phone: (215) 686-6442
Case Wrkr: UNASSIGNED
Agrmnt #: 1876449

Property: 2153 66TH AVE

PAYMENT AGREEMENT FOR REAL ESTATE

In consideration of the approval by the Department of Revenue of this deferred payment plan, I (we) jointly and severally, intending to be legally bound hereby, promise to pay to the order of the the City of Philadelphia, delinquent taxes and charges in the sum of \$5343.05 and penalties and interest as provided by Title 19, of the Philadelphia Code, and other fees as follows:

Down Payment: Monthly Payment:
Beginning Date: Ending Date: Payout Period:

It is understood that until all delinquent taxes and charges are paid in full, interest and penalties will continue to accrue as provided by law.

This agreement is for the tax liabilities itemized in Attachment A.

On non-payment of any installment when due, all delinquent taxes remaining unpaid, including interest, penalties, and other charges, shall become immediately due and payable. Acceptance of any installment by the City of Philadelphia, after the due date shall not operate as a waiver of such default.

FAILURE TO PAY CURRENT TAXES WHEN DUE SHALL BE CONSIDERED A DEFAULT OF THIS AGREEMENT.

I certify that no fire loss has occurred for any property in which I (we) have a financial interest in the 6 months prior to the date of this agreement.

I (we) do hereby authorize and empower the Prothonotary, Clerk of Court, or any Attorney of any Court of Record of any State, to appear for and confess Judgement against me (us), before or after default, with or without the filing of an Averment or Declaration of Default, for the whole amount of this note, or such amount as may appear thereon, together with any charges and costs. I (we) do hereby waive and release all errors which may intervene in any such proceedings, I (we) waive the right to Inquisition on any real estate that may be levied upon to collect this note, and do hereby voluntarily condemn the same. I (we) authorize the Prothonotary to enter upon writ of execution my (our) said voluntary condemnation. I (we) agree that said real estate may be sold on a writ of execution and do hereby waive and release all benefit and relief from any and all appraisement, say, or exemption laws of any State, now in force or hereafter to be passed.

WITNESS

SEAL

SEAL

PO BOX 1630
PHILA PA 19105-1630



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE

|||||

ITUAH ABRAHAM
PO BOX 48024
PHILADELPHIA PA 19144-8024

Property: 2153 66TH AVE
==

August 15, 2013

BRT: 10-2-369000
Case: 1876449
NOTICE 2592131130815
Phone: (215) 686-6442
Case Wrkr: UNASSIGNED
Agrmnt #: 1876449

REAL ESTATE TAX DEL. 61 PHILA 001-00052
36 90 06-SEP-13 03:30 2592131130815
154.81

----- THANK YOU -----

PAYMENT AGREEMENT BILL

As per your agreement, on non-payment of any installment when due, all delinquent taxes remaining unpaid including interest, penalties, and other charges, shall become immediately due and payable. Acceptance of any installment by the City of Philadelphia, after the due date, shall not operate as a waiver of such default.

Failure to pay current taxes when due shall be considered a default of this agreement.

PAYMENTS TO DATE

Payments Thru: August 15, 2013
Payments Received: \$4525.06

CURRENT PAYMENT

Due Date: September 09, 2013
Payment Due: \$154.81
Installment #: 27

----- DETACH HERE -----
RETURN THIS PORTION WITH PAYMENT

DATE OF BILL : 04/29/2019
DUE ON OR BEFORE : 04/29/2019
INCLUDES PAYMENTS THRU: 04/25/2019
508 W TABOR RD

YEAR	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL

MISC	0.00	0.00	0.00	180.00	180.00
2016	1,324.82	278.22	92.74	193.65	1,889.43
2017	1,357.03	162.85	94.99	193.83	1,808.70
2018	1,357.03	40.71	40.71	183.24	1,621.69
2019	1,194.03	17.91	0.00	0.00	1,211.94

TOTAL	5,232.91	499.69	228.44	750.72	6,711.76
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No payment made by chase Bank was credited

ITUAH ABRAHAM
508 W TABOR RD
PHILADELPHIA PA 19120

DETACH AND RETURN BOTTOM OF BILL WITH PAYMENT

DATE OF BILL :04/29/2019
DUE ON OR BEFORE : 04/29/2019
INCLUDES PAYMENTS THRU: 04/25/2019

PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL DUE
5,232.91	499.69	228.44	750.72	6,711.76

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
PO BOX 1409
PHILADELPHIA, PA 19105

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TICKETS CREATED
FOR

PAYMENT AT SETTLEMENT

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Enclosed is an official copy of a Code Violation Notice (CVN) for a violation of the Philadelphia Code, written to a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.

Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

Location of Violation: 5229 GERMANTOWN AVE

Violator's Name and Address: ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

CVN	Issue Date	Violation Code/ Description	Amount Paid	Amount Due
18443261	02/11/16	PREM NOT LITTER FREE	\$0.00	\$50.00

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM



Mail your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment.

Keep this part for your records (not all violations may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: \$50.00
CVN: 18443261
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00019230306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

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Location of Violation: 5229 GERMANTOWN AVE

Violator's Name and Address: ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

CVN	Issue Date	Violation Code/ Description	Amount Paid	Amount Due
17755916	12/18/14	TRASH SET OUT EARLY	\$0.00	\$50.00

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
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Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: \$50.00
CVN: 17755916
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00018640306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

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Location of Violation: 5229 GERMANTOWN AVE

Violator's Name and Address: ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

CVN	Issue Date	Violation Code/ Description	Amount Paid	Amount Due
17810074	04/15/15	PREM NOT LITTER FREE	\$0.00	\$50.00

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



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Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM



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Keep this part for your records (not all violations may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: \$50.00
CVN: 17810074
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00019010306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Enclosed is an official copy of a Code Violation Notice (CVN) for a violation of the Philadelphia Code, written to a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.

Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

Location of Violation: 5229 GERMANTOWN AVE

Violator's Name and Address: ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

CVN	Issue Date	Violation Code/ Description	Amount Paid	Amount Due
18222374	12/21/15	PREM NOT LITTER FREE	\$0.00	\$50.00

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM



Mail your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment.

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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00
CVN: 18222374
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

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ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

00019120306060600000502020900500012131680

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12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
31866435	\$50.00	06/06/13	11:42AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000969	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE:	\$50.00
CVN:	31866435
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00019820306060600000502020900500012131680

CITY OF PHILADELPHIA

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12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
32064701	\$50.00	10/16/13	10:03AM	Wednesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000985	\$0.00	\$50.00

OFFICER COMMENTS	
	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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DEPARTMENT OF FINANCE
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PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00
CVN: 32064701
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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12/13/2016



ABRAHAM ITUAH
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PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
39273150	\$50.00	06/13/14	11:00AM	Friday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000987	\$0.00	\$50.00

OFFICER COMMENTS	MAINTAIN PREMISES FREE OF LITTER AND DEBRIS.
------------------	--

Payment instructions are listed below:

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- Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: **\$50.00**
CVN: 39273150
Owner Street Code: 3666005229
Request Hearing: ☐
Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
35849203	\$50.00	07/16/14	09:56AM	Wednesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000985	\$0.00	\$50.00

OFFICER COMMENTS	MAINTAIN PREMISES FREE OF LITTER AND DEBRIS. CANS , BOTTLES AND DEBRIS NEEDS TO BE IN TRASH CANS
------------------	--

Payment instructions are listed below:

- Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
- Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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Payment Coupon
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ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE:	\$50.00
CVN:	35849203
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00020630306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATION NOTICE



Thurs

1775592-0		DATE 12-18-14	TIME 10:14 AM
NAME OF VIOLATOR Ituah Abraham			
ADDRESS OF VIOLATOR 5229 Germantown Ave			
CITY Philadelphia		STATE Pa.	ZIP 19144
VIOLATION STREET CODE		3666005229	
LOCATION OF VIOLATION	HOUSE # 5229	DIRECTION	STREET NAME Germantown Ave
OWNER CODE	3666005229		
OWNER Ituah Abraham			
OWNER ADDRESS P.O. Box 48024			
CITY Phila		STATE PA	ZIP 19144

YOU ARE HEREBY NOTIFIED THAT YOU VIOLATED THE
FOLLOWING SECTION OF THE PHILADELPHIA CODE.

If payment is not received within 10 calendar
days, a \$25.00 additional penalty is due.

- | | | |
|-----------------------------|-----------------------------------|------|
| 01 <input type="checkbox"/> | PM 302.3 High Weeds | \$75 |
| 04 <input type="checkbox"/> | 10-704.1 Sidewalk not Litter Free | \$50 |
| 06 <input type="checkbox"/> | 10-714.1 Premises not Litter Free | \$50 |
| 07 <input type="checkbox"/> | 10-717.1A Trash Set out Early | \$50 |

FINE AMOUNT FOR VIOLATION LISTED BELOW IS CIRCLED

\$25 **\$50** \$75 \$100 \$150

19 ☒ Other **10-717.1A(3)(2)(A)**



Comments: **Recycl In Rubbish**
Paper, bottles, cans can not be mixed
with rubbish in cans or bags.
On the curb you have recyclab
-les mixed trash in cans and
bags.

Issuing Officer A. Cox	Badge No. 983	Dept 12	Viol Dist 14
Issued	Other		

IMPORTANT ... See instructions on back.

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Enclosed is an official copy of a Code Violation Notice (CVN) for a violation of the Philadelphia Code, written to a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.

Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

Location of Violation: 5229 GERMANTOWN AVE

Violator's Name and Address: ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

CVN	Issue Date	Violation Code/ Description	Amount Paid	Amount Due
17755920	12/18/14	RECYC IN RUBBISH	\$0.00	\$50.00

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Payment Coupon
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ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: **\$50.00**
CVN: 17755920
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

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00018750306060600000502020900500012131680

CITY OF PHILADELPHIA

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12/13/2016



ABRAHAM ITUAH
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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
32062682	\$50.00	09/24/13	12:09PM	Tuesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
S'WLK NOT LITTR FREE	000985	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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DEPARTMENT OF FINANCE
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PHILADELPHIA, PA 19130-6318

Payment Coupon
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AMOUNT DUE:	\$50.00
CVN:	32062682
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

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ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
41485754	\$50.00	10/28/14	09:19AM	Tuesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000985	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

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PHILADELPHIA, PA 19130-6318

Payment Coupon
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AMOUNT DUE:	\$50.00
CVN:	41485754
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

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ABRAHAM ITUAH
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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
56297883	\$50.00	04/18/16	11:17AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000705	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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Payment Coupon
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AMOUNT DUE:	\$50.00
CVN:	56297883
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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ABRAHAM ITUAH
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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
41307464	\$50.00	11/24/14	11:07AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000988	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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DEPARTMENT OF FINANCE
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PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: **\$50.00**
CVN: 41307464
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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00023060306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code, written to the individual referenced below against a property registered in your name. As the owner, it is your responsibility to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
39273172	\$75.00	06/13/14	11:04AM	Friday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
HIGH WEEDS, BUSHES	000987	\$0.00	\$75.00

OFFICER COMMENTS	YOUR WEEDS/GRASS EXCEEDS THE 10 INCH LIMIT. CUT THEM AND MAINTAIN YOUR PROPERTY.
------------------	--

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
-  **Mail** your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment.

Keep this part for your records (not all violations may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: \$75.00
CVN: 39273172
Owner Street Code: 3666005229
Request Hearing: ☐
Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00022950306060600000502020900750012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
41684650	\$50.00	10/06/14	10:05AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000964	\$0.00	\$50.00

OFFICER COMMENTS	
	MAINTAIN PREMISES FREE OF LITTER AND DEBRIS. OVERFLOWING TRASH RECEPTACLES, BAGS OF TRASH AND DEBRIS ON THE SIDE OF YOUR PROPERTY. A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
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Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE:	\$50.00
CVN:	41684650
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

00023650306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37505053	\$50.00	04/24/14	09:55AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
TRASH SET OUT EARLY	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE:	\$50.00
CVN:	37505053
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

00022030306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
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PHILADELPHIA, PA 19130-6318
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12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

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Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
35848816	\$50.00	06/16/14	11:28AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
NOT SECURELY BUNDLED	000969	\$0.00	\$50.00

OFFICER COMMENTS	
	ALL TRASH MUST BE TIED/BUNDLED OR BAGGED SECURELY. UNSECURE TRASH AND LOOSE DEBRIS LITTERING FRONT OF YOUR PROPERTY CREATING A LITTER CONDITION.

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00
CVN: 35848816
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

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CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37505031	\$50.00	04/24/14	09:50AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
EXCESS WEIGHT OR VOL	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
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Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00
CVN: 37505031
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00021810306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

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Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37512996	\$50.00	07/29/14	08:58AM	Tuesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
RECYC IN RUBBISH	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE: \$50.00
CVN: 37512996
Owner Street Code: 3666005229
Request Hearing: ☐
Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00022400306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
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(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

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Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
35848794	\$50.00	06/16/14	11:21AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000969	\$0.00	\$50.00

OFFICER COMMENTS	MAINTAIN PREMISES FREE OF LITTER AND DEBRIS. TRASH LITTERING FRONT OF YOUR PROPERTY.
------------------	--

Payment instructions are listed below:

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DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE:	\$50.00
CVN:	35848794
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

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CITY OF PHILADELPHIA

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PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37509566	\$50.00	06/05/14	11:29AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
NOT SECURELY BUNDLED	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
------------------	--

Payment instructions are listed below:

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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE:	\$50.00
CVN:	37509566
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

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CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION




Dear ABRAHAM ITUAH

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME NAME	VIOLATION LOCATION	OWNER STREET CODE
38581491	\$50.00	07/14/14	08:45AM	Monday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229
VIOLATION CODE/DESCRIPTION			ISSUING OFFICER BADGE NUMBER		TOTAL PAID		AMOUNT DUE
S'WLK NOT LITTR FREE			000970		\$0.00		\$50.00
OFFICER COMMENTS		A violation of City Code has occurred at this location. Identity information was recovered from the refuse material.					

Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: **\$50.00**
CVN: 38581491
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00022510306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
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12/13/2016



ABRAHAM ITUAH
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PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

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Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37505042	\$50.00	04/24/14	09:52AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
RECYC IN RUBBISH	000948	\$0.00	\$50.00

OFFICER COMMENTS	
	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM



Mail your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

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Keep this part for your records (not all violations may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00

CVN: 37505042

Owner Street Code: 3666005229

Request Hearing: ☐

Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

00021920306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
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12/13/2016



ABRAHAM ITUAH
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PHILA PA 19124

NOTICE OF CODE VIOLATION

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
36616392	\$50.00	11/26/13	07:05AM	Tuesday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
NOT SECURELY BUNDLED	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
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Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
-  **Mail** your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize eCollect, LLC to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) eCollect, LLC may re-present your check electronically to your depository institution for payment.

Keep this part for your records (not all violation s may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

AMOUNT DUE:	\$50.00
CVN:	36616392
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00021660306060600000502020900500012131680

CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37509555	\$50.00	06/05/14	11:27AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION		ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE		000948	\$0.00	\$50.00

OFFICER COMMENTS	MAINTAIN PREMISES FREE OF LITTER AND DEBRIS. A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
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Payment instructions are listed below:

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-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: \$50.00
CVN: 37509555
Owner Street Code: 3666005229
Request Hearing: ☐
Check box



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

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CITY OF PHILADELPHIA

CODE VIOLATIONS ENFORCEMENT DIVISION
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



12/13/2016



ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.




Failure to pay or contest this violation within 15 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
37505075	\$50.00	04/24/14	10:02AM	Thursday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
NOT SECURELY BUNDLED	000948	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
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Payment instructions are listed below:

-  **Pay online** with a credit card at www.phila.gov and select Pay Code Violation Notices
-  **Pay in person** at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 9:00 AM to 1:00 PM
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CITY OF PHILADELPHIA
DEPARTMENT OF FINANCE
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.

AMOUNT DUE: **\$50.00**
CVN: 37505075
Owner Street Code: 3666005229
Request Hearing: ☐

Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

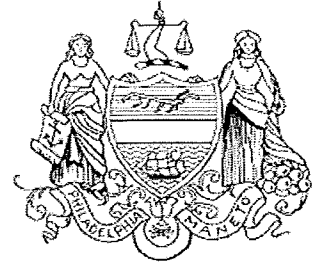


ABRAHAM ITUAH
4021 NEILSON ST
PHILA PA 19124

00022140306060600000502020900500012131680

CITY OF PHILADELPHIA

PO BOX 56318
 PHILADELPHIA, PA 19130-6318
 (215) 567-2605



02/08/2019



ABRAHAM ITUAH
 92 ROBINSON AVE
 NEWBURGH NY 12550-4402

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code, written to the individual referenced below against a property registered in your name. As the owner, it is your responsibility to prevent and correct such infractions.

Failure to pay or contest this violation within 10 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
65681663	\$75.00	02/01/19	09:06AM	Friday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229
VIOLATION CODE/DESCRIPTION			ISSUING OFFICER BADGE NUMBER		TOTAL PAID		AMOUNT DUE
HIGH WEEDS, BUSHES			000983		\$0.00		\$75.00
OFFICER COMMENTS		A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.					

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
 Monday through Friday, 8:00 AM to 6:00 PM, Saturday, 9:00 AM to 1:00 PM



Mail your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

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CITY OF PHILADELPHIA
 PO BOX 56318
 PHILADELPHIA, PA 19130-6318

Payment Coupon
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ABRAHAM ITUAH
 92 ROBINSON AVE
 NEWBURGH NY 12550-4402

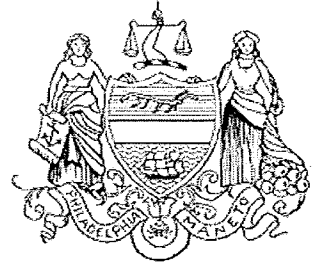
AMOUNT DUE:	\$75.00
CVN:	65681663
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00015840306060600000502020900750002081980

CITY OF PHILADELPHIA

PO BOX 56318
 PHILADELPHIA, PA 19130-6318
 (215) 567-2605



02/08/2019



ABRAHAM ITUAH
 92 ROBINSON AVE
 NEWBURGH NY 12550-4402

NOTICE OF CODE VIOLATION

Dear ABRAHAM ITUAH

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code issued against a property registered in your name. As the owner, you are responsible to prevent and correct such infractions.

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CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
65681652	\$50.00	02/01/19	09:04AM	Friday	ABRAHAM ITUAH	5229 GERMANTOWN A	3666005229

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
PREM NOT LITTER FREE	000983	\$0.00	\$50.00

OFFICER COMMENTS	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.
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Payment instructions are listed below:



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 PO BOX 56318
 PHILADELPHIA, PA 19130-6318

Payment Coupon
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ABRAHAM ITUAH
 92 ROBINSON AVE
 NEWBURGH NY 12550-4402

AMOUNT DUE:	\$50.00
CVN:	65681652
Owner Street Code:	3666005229
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

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